



PROPERTY OPPORTUNITY NOTICE



Municipality: Fort St. John, British Columbia

Street Address of Site: 9620 100 Avenue

Posted: January 20, 2025

Submission Deadline: April 23, 2025

Seeking Builder Developer Only: Building to be owned and operated by the Fort St John Association for Community Living

Opportunity Overview

The lot located on 100 Avenue in Fort St. John, BC, is strategically positioned within a dynamic mixed-use area that features both commercial and residential properties. Its prominent frontage ensures excellent accessibility and high visibility, making it an ideal location for residential development. The Owner/ Operator is interested in proposals that support an inclusive and accessible design to allow for functional housing for both healthcare workers and for people with disabilities. Proposals that include childcare as a co-located service are of interest but not required for submissions. There is a need for more childcare spaces in Fort St. John and that service would be well-associated with workforce housing.

The lot's proximity to a range of community resources—such as retail shops, dining establishments, parks, medical offices, and public services—fosters a vibrant and supportive environment for residents. The integration of commercial and residential zones within the area promotes a cohesive neighborhood atmosphere, where residential living and local amenities seamlessly coexist.

Situated within a Major Corridor Development Permit Area, as outlined in the Official Community Plan (OCP), this lot is well-positioned for future residential growth and development. Its strategic location and inclusive environment make it a prime candidate for development initiatives aimed at enhancing community integration and supporting sustainable growth.

BC Builds Program Overview

BC Builds partners to build housing that is attainable for middle-income households, picking up where other BC Housing programs that serve low- to moderate-income households leave-off.

BC Builds targets households whose incomes range from \$84,780 to \$131,950 for a studio or one-bedroom home or \$134,410 to \$191,910 for a two-bedroom home or larger. These will vary by community to reflect local incomes. In some communities, some households may be below the bottom of the income range and are still eligible to rent BC Builds homes.

Rental rates for BC Builds homes should be determined through an analysis of incomes, appraised market rents, and development costs within the community. That means rents will differ from community to community. BC Builds projects owned and operated by non-profit societies, First Nations development corporations, or public entities where grants are provided, will have at least 20% of units set at 20% below market rates. BC Builds projects owned and operated by private entities are not eligible for grants and should have rental rates that are suitable for middle-income households.

To help deliver on these goals, BC Builds can provide:

- Low-cost construction financing for buildings that are owned and operated by for-profit and non-profit developers and First Nations development corporations
- Direct access to CMHC construction financing with up to a 50-year amortization for buildings owned and operated by non-profit and private developers, as approved by CMHC
- Access to low-cost take-out financing with a 35-year amortization for buildings not approved for 50-year amortization

- Grants of up to \$225,000 per unit for buildings owned and operated by co-operative or non-profit developers or First Nations controlled development corporations, with the requirement of having at least 20% of the units at 20% below market rents. Where grants are provided, below market rents will be secured in a range of ways including a forgivable mortgage, housing agreement, section 219 covenant, or contribution agreement. Please see scoring criteria below.

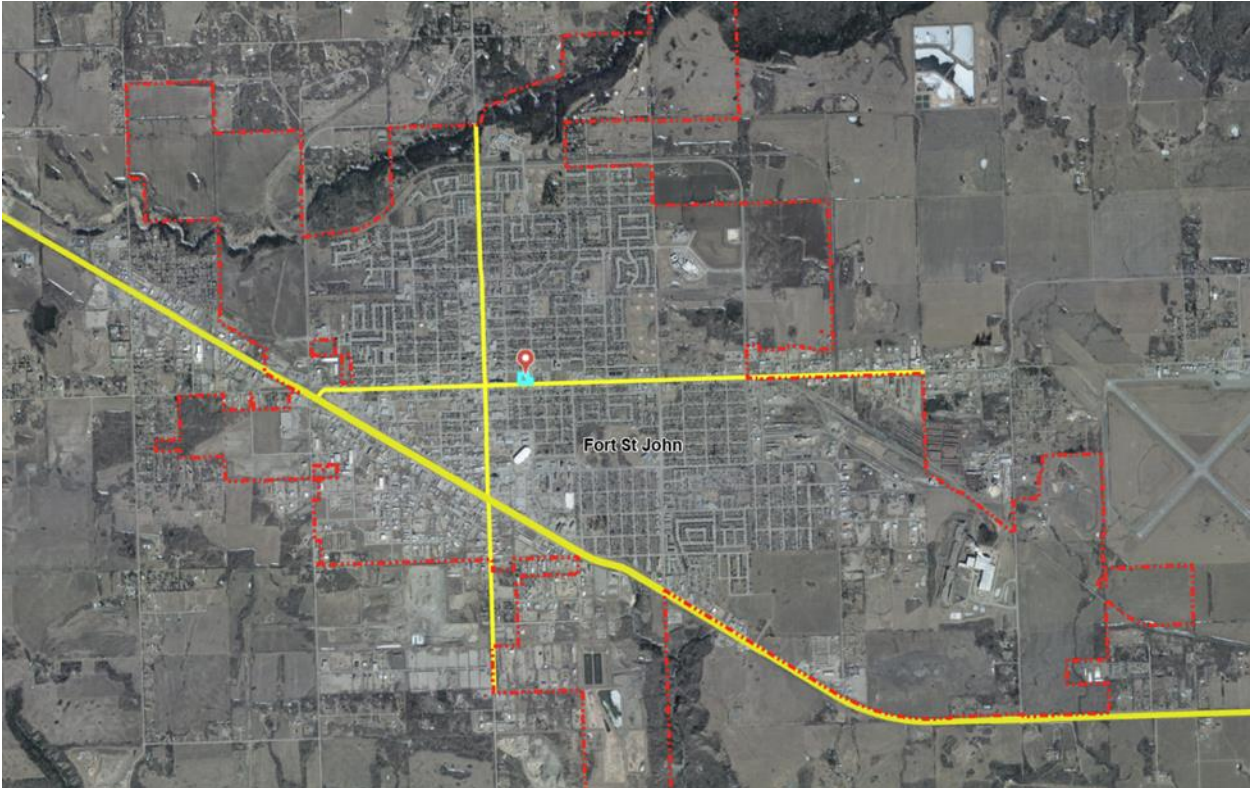
Please read the [BC Builds Rental Supply Program Framework](#) for full program details before submitting your proposal.

Site Context

Satellite Map



Plan Map



SURVEY PLAN
Please see Appendices.

Parcel Identification (PID)	032-102-283
Registered Owner	City of Fort St. John (Land to be transferred to Fort St John Association for Community Living)
Civic Address	9620 100 Avenue
Lot Area (Size)	1.97 Acres
Lot Frontage	100 Meters (100 Ave) 25 Meters (96 ST) 70 Meters (101 Ave)
Site Servicing	Water, Sanitary, and Storm mainlines surrounding the site. The lot does not have an individual service connection to these lines. This allows for flexibility to service as per the final site layout. Mainlines are accessible to the north, south, and east of the property. More detail is available in Appendix E – Servicing and Civil Works Requirements
Links to relevant planning policies (OCP, Local Area Plan, other relevant documents)	<p>Fort St. John OCP https://www.fortstjohn.ca/EN/main/community/community-planning/official-community-plan.html</p> <p>Fort St. John Zoning By-Law https://www.fortstjohn.ca/assets/Documents/Bylaws/Planning~Development/Zoning-Bylaw.pdf</p> <p>Fort St. John Housing Strategy https://www.fortstjohn.ca/EN/main/community/community-planning/plans-strategies/housing-strategy.html</p> <p>Fort St. John Downtown Action Plan https://www.fortstjohn.ca/assets/Documents/Community~Plans/Downtown%20Action%20Plan.pdf</p>

Property Details

Please enter N/A for fields that don't apply to your site.

<p>Current Zoning (Provide relevant links to local Zoning Bylaw)</p> <p>Permitted Use Within Zoning</p>	<p>INS-1 https://www.fortstjohn.ca/assets/Documents/Bylaws/Planning~Development/Zoning-Bylaw.pdf</p> <p>The intent of this zone is to provide lands for community, government and emergency service-related uses that are primarily focused on providing services to the community.</p> <p>These uses included assisted living, supportive living, and a wide range of accessory uses. A simple zoning amendment is underway for this parcel to add multifamily as a primary use to support this project as being proposed by the Fort St. John Association for Community Living. The amendment is anticipated to be finalized by February 24, 2025.</p>
<p>Maximum Permitted Height and Density</p>	<p>Maximum Principal building is 35 m and a maximum of 10 storeys.</p>
<p>Parking Requirements and Parking Variance Proposals</p>	<p><i>The parking requirements will be dependent on the final design. Parking requirements per unit will range from 1 space to 1.5 spaces, depending on number of bedrooms. An overall relaxation of 25% can be granted at the Director's discretion. This location has access to on street parking, transit, and is highly walkable. If needed, staff would absolutely support a further reduction in parking through a variance.</i></p> <div style="border: 1px solid black; padding: 10px;"> <p>Assisted Living requirements are 1 space per 70m². This would apply to the 6 units of housing.</p> <p>The remaining market rental units would be subject to the apartment use requirements:</p> <ul style="list-style-type: none"> • Bachelor – 1 space per dwelling unit • 1 Bedroom – 1.25 space per dwelling unit • 2+ Bedrooms – 1.5 space per dwelling unit • Visitor Parking – 1 space <p>Staff are in support of parking variances as this location is close to the downtown, there is on-street parking, and FSJACL can show that many of their clients do not drive.</p> </div>
<p>Applicable Development Permit Controls</p>	<p>Land is appropriately zoned, Downtown and Multi-Family Development Permit and Building Permit required.</p>

Current Use(s)	Vacant
Surrounding Use(s)	<p style="text-align: center;">Institutional/ City Center Commercial/Residential</p> <p>The site is located in the downtown core. To the west is a 115 unit seniors independent living development, currently under construction. To the north, a new commercial building housing a notary and a restaurant as well as some existing multi family housing. To the east is a medical clinic and ambulance. South of the site is fully developed with commercial uses including a convenience store, dentist, and professional offices. There are many services and amenities within a short walking distance including the North Peace Cultural Centre, which also houses the public library and art gallery, just one block west of the site.</p> <p>The City’s recreation and event campus is located four blocks south and includes an indoor leisure pool, hockey area, multiple ice surfaces, indoor speed skating oval, accessible playground, event park, and farmers market.</p>
Environmental features (stream, creek, grades, soils etc)	NA
Environmental remediation requirements (if known)	Certificate of compliance (pursuant to section 53 of the Environmental Management Act) completed 03.26.2024- see attached Appendix A
Any easements, rights of way, or restrictive covenants (i.e.: encumbrances) on title	There are no legal notations or charges on the title to the Property that would adversely impact the marketability of the Property, nor would they adversely impact the ongoing use of the Property for residential purposes.

Community engagement requirements or expectations	Proponent is expected to follow standard best practice. Expect two community engagement sessions during the development approvals process to gather local feedback for target clientele this project is specifically focused on providing workforce housing targeted to Northern Health employees, ensuring that those who work in our vital healthcare sector have access to quality, affordable housing close to their workplace. This approach not only addresses housing needs for middle-income earners but also contributes to a more inclusive community with 10% of the units being accessible, making this a place where everyone has the opportunity to thrive.
Amenity/Bonusing Requirements	Amenity requirements would be as per the RM3 zoning bylaw requirements. There are no Bonusing requirements.
Sustainability/Energy Requirements (for anything beyond BC Building Code)	NA
Accessibility Requirements (for anything beyond BC Building Code)	Accessibility requirements should be in line with the Fort St. John Accessibility plan https://www.fortstjohn.ca/EN/main/community/community-planning/plans-strategies/northeast-bc-accessibility-plan.html

Applicant Type

Please indicate which of these apply to your site. **Please check all that apply:**

- Seeking a developer **and also** a housing owner/operator and willing to enter into a long-term lease (60 – 99 years) with successful proponent with a land cost of \$0.
- Seeking a developer **and also** a housing owner/operator and willing to dispose of land to successful proponent at \$0.
- Seeking **only** a developer/builder to provide a turn-key building to an operator you've preselected.
- Owner/operator **must be** a non-profit society, co-op or First Nations development corporation.
- Owner/operator **must be** a private developer.
- Owner/operator can be either a non-profit society, co-op or First Nations development corporation or a private developer.

Building Owner/Operator

The Fort St. John Association for Community Living

Additional Property Information

Appendix A- Addendum

Appendix B- Additional Site and Background Information

Appendix C- Titles

Appendix D – Servicing and civil works requirements

Eligibility and Evaluation Criteria

General information

- Successful projects must break ground within 12 -18 months (depending on the complexity of the project) of the successful proponent receiving a Conditional Land Contribution (CLC) letter following the completion of the evaluation period. In the CLC, BC Builds and the Landowner commit to moving at a pace to achieve this outcome.
- The land must be used to create new housing for middle income households as defined in the BC [Builds Rental Supply Program Framework](#).
- Eligible projects must be primarily residential but can include ground floor commercial and/or community uses and/or childcare with the non-residential components not to exceed 30% of floor area or cost.

Eligibility Criteria

All proposals will be assessed first to determine qualification based on these eligibility criteria. Proposals that qualify will then be assessed according to the evaluation criteria below.

Eligible Applicant

Applicant must:

- Be registered and in good standing with the BC Corporate Registry or partner with a business or organization that is. **Please submit your incorporation number with your application.**
- For developer/builder, be a registered and licensed builder in B.C.
- Have previous property development and property management experience or engage professional third-party consultants or property management company.
- Stay at or below BC Builds maximum grant requirement. See below.
- Stay at or below BC Builds target household incomes. See below.

Property Management (Applies only to properties where a housing owner/operator is being sought): Applicants must have a minimum of five (5) years property management experience. In lieu of property management experience, applicants may hire or partner with a professional third-party property management firm or organization to help build their organization’s capacity over the first five years of operation.

Real Estate Development Experience: Applicants must have successfully completed a similar project on time and within budget. Alternatively, applicants may hire or partner with a third-party developer who has experience building similar projects and/or assemble a design and construction consultant team to carry out the project.

BC Builds Grant Requirement: Projects must require *no more than* \$225,000 per unit grant contribution from BC Builds using the BC Builds base case scenario of 80% of units at market, 20% of units at 20% below market, a DCR of 1.1 for residential portion of building and 1.4 for non-residential if applicable, using the interest rates on the BC Builds website at the time of proposal submission. **Proposals that require more than \$225,000 per unit will be deemed ineligible and not evaluated.** ***NB*** *this grant is only available for projects that will be owned and operated by non-profits, co-ops, public housing corporations or First Nations controlled entities. See evaluation criteria and evaluation matrix below for information about how this will be scored for applicants that are deemed eligible.*

Target Household Incomes: BC Builds targets households whose incomes range from \$84,780 to \$131,950 for a studio or one-bedroom home or \$134,410 to \$191,910 for a two-bedroom home or larger with a target of these households spending no more than 30% of their income on rent. These will vary by community to reflect local incomes. In some communities, some households may be below the bottom of the income range and are still eligible to rent BC Builds homes. *See evaluation criteria and evaluation matrix below for information about how this will be scored for applicants that are deemed eligible.*

Evaluation Criteria

Proposals received during the submission period will be ranked against set evaluation criteria. The following criteria will be used to evaluate, rank, and determine a proposal’s overall strength and level of project suitability. *Please see scoring matrix below.*

Scoring Matrix

Ranked Criteria (Overall Weighting) Total 95 Points	Points
Technical and Financial Viability & Sustainability	25
Amount of per-unit grant required	15
Percentage of below market units	15

Target household incomes	15
Speed to Market	10
Unit Mix	5
Additional Accessibility Benefits	5
Additional Sustainability Benefits	5

Technical and Financial Viability and Sustainability (25 Points): The project is feasible and viable, both through capital financial assembly and ongoing operating pro-forma based on BC Builds underwriting and financing criteria noted here, as well as the project environment (geotechnical, environmental, site constraints etc.) Construction costs are reasonable and in line with typical per square foot hard and soft costs for the region. Projects that can demonstrate additional savings or cost reductions while still achieving constructability will be prioritized.

Projects must demonstrate a means to be financially sustainable without an ongoing operating subsidy from BC Builds (BC Housing). All potential funding sources must be disclosed, including the potential to apply for financing and grant funding through BC Builds, together with details of the intended funding strategy and any supporting documentation. If the building will require an ongoing operating subsidy, the applicant must provide information about how they would provide that subsidy to the project and demonstrate how that will be in place over the life of the building.

A note re financing: Projects that will be owned and operated by non-profits, co-ops, and public housing corporations are eligible to apply for take-out financing through BC Builds. All projects are eligible to apply for construction financing. The interest rates for both interim construction and take-out financing found on the [Landowners | BC Builds Homes](#) page.

For projects that will be owned and operated by non-profits, co-ops, and public housing corporations, proponents must use a 35-year amortization. Please assume a 1.1 Debt Coverage Ratio. Proponents may also provide an alternative scenario with a longer amortization and demonstrate how they would achieve the proposed alternative scenario. Evaluations will be made on the base case scenario with consideration for the alternative scenario if the base case scenario ranks as competitive against other proposals.

For projects that will be owned and operated by private entities, including First Nations owned private entities, proponents should propose a take-out financing strategy, including amortization period and interest rate.

Amount of per unit grant required (15 Points): Projects that will be owned and operated by non-profit partners, co-ops, public housing corporations or First Nations-controlled development corporations are eligible to receive capital grants of up to \$225K/unit:

- The per unit grant amount should be calculated based on the amount of funding required to get 20% of units to 20% below market. In other words, what is the equity gap in the project when 20% of units are dropped to 20% of market? Divide this equity gap by the *total* number of units in the building and that is the per unit grant, which is applied to *each unit* in the building, not only the 20% of units at 20% below market. The *lower* the per unit grant amount the more points awarded.

Percentage of units below market (15 Points): The baseline for the BC Builds program is 80% of units at appraised market rents for the city/town/district/Nation in which the Property Opportunity is situated and 20% of units at 20% below appraised market rents. *Proposals that meet this baseline will not be awarded points in this section.* Proposals that can increase the percentage of units at 20% below market or slightly deepen the affordability of units to more than 20% below market while still maintaining project viability without the need for ongoing operating subsidy from BC Builds and while keeping the grant amount per unit low will be given priority.

Target household incomes and rents (15 Points): BC Builds targets middle-income households, with income thresholds for eligibility set at the Middle-Income Limits which are defined as follows:

Units with less than two bedrooms: Middle-income households are those whose gross household income does not exceed the 75th income percentile for families without children, as determined by BC Housing from time to time. The current range of middle-income households that are the target of the BC Builds program is \$84,780 to \$131,950.

Units with two or more bedrooms: Middle-income households are those whose gross household income does not exceed the 75th income percentile for families with children, as determined by BC Housing from time to time. The current range of middle-income households that are the target of the BC Builds program is \$134,410 to \$191,910.

For projects involving a mix of unit sizes, the corresponding income threshold will be applied to each unit type.

Priority will be given to projects that target household incomes as low as possible in these income ranges while still maintaining project viability without the need for ongoing operating subsidy from BC Builds.

Rents must be suitable for middle income households, as defined above.

For buildings owned and operated by entities receiving a BC Builds grant:

- Units must target eligible households for a minimum of thirty-five (35) years.
- Buildings must include minimum of 20% of units rented at 20% below market for a minimum of thirty-five (35) years.

For buildings owned and operated by private developers:

- Units must target eligible households for a minimum of ten (10) years.

The rent structure will vary depending on the characteristics of the project and whether funding from other partners is layered into the project. All units in the development must be rented at or below market as determined by an appraisal of current market rents in the community, and at rents suitable for eligible households considering the location and average household income for the area but must not exceed 30% of the Middle-Income Limits (noted above) in effect at time of occupancy and at unit turnover.

A note re rents: Please use appraised market rents at time of proposal submission not appraised market rents at time of expected building occupancy.

Speed to Market (10 Points): How rapidly does the proposed timeline bring new homes to market? How realistic is the proposed timeline? Processes and technologies to speed up development and construction timelines and innovative construction methods will be given priority.

Environmental Sustainability Considerations (5 Points): Projects must be built to the BC Building Code. Priority will be given to projects that can provide additional environmental sustainability benefits while maintaining project viability.

Accessibility Considerations (5 Points): Projects must be built to the BC Building Code. Priority will be given to projects that can provide additional accessibility benefits while maintaining project viability.

Unit Mix Considerations (5 Points): No requirement for a particular unit mix, but priority will be given to projects that provide two- three- and four-bedroom units while maintaining project viability and staying below the per unit maximum grant amount of \$225,000 for non-profits, co-ops, public housing corporations or First Nations-controlled development corporations.

For non-profit and co-operative developers and First Nations controlled development corporations intending to own and operate buildings, there is no equity contribution required during the proposal submission process. Applicants that bring additional equity or equity partners to the project to increase affordability or reduce the BC Builds grant amount requested will be given priority.

How to Apply and Proposal Submission Requirements

1. Review detailed property information, criteria and deadlines in this Property Opportunity Notice.
2. Attend an optional Property Information Session for this opportunity. Please see the [Housing Development Opportunities](#) page for times and dates. If you miss the info session, please watch the recorded video also available on the Housing Development Opportunities page.
3. Contact BC Builds info@bcbuildshomes.ca if you have any questions about a Property Opportunity Notice. *Please do not contact landowners directly. Doing could result in disqualification from the application process.*
4. Review the [BC Builds Rental Supply Framework](#).

5. Applicants can present their submission in the form and format of their choice, with the option of using [this capital and operating budget template](#). A development schedule and typical schematic design that includes drawings and site concept plan including massing, renderings, basic floor plans, and an indication of how the building(s) is located on the property is expected as part of the proposal submission. In addition to the type-written pages, schematic design that includes drawings and site concept plan including massing, renderings, basic floor plans etc may be added.
6. Proposals from developers/builders to build housing for an identified non-profit owner/operator should clearly identify their development management and construction management fees.
7. Applicants should give a clear indication of the type of construction contract and rationale for the type of contract they are planning to use for the project.
8. Applicants should submit evidence of being a registered and licensed builder in B.C.
9. Applicants should submit their BC Corporate Registry incorporation number.
10. Letters of reference can be submitted to demonstrate experience in delivery of similar projects.
11. Proposals must be sent to info@bcbuildshomes.ca at or before 11:45pm PST on the due date listed in the Property Opportunity Notice. Late proposals will not be reviewed.

Evaluation Process

General information

Evaluations will be conducted jointly by BC Builds staff, the property owner, and any external parties identified by BC Builds in relation to the subject property. Each submission will be reviewed and scored against the stated evaluation criteria. Following this the evaluators will convene as a team to review scoring and determine the highest scoring proponent.

In the event of a tie score or the top two (2) highest scoring submissions being within five points of each other, BC Builds staff may elect to conduct a presentation/interview with each of the two proponents to determine the successful proponent. Proponents will be given an interview scoring matrix in advance of the interview.

How long it takes

It should take several weeks (goal of 6 to 8 weeks depending on the number of submissions) to evaluate proposals and for BC Builds to contact a successful proponent. The successful proponent will be required to sign a Conditional Land Contribution agreement between the proponent, BC Builds and the landowner which lays out a 12-to-18-month timeline to securing funding, financing, Development Permit, Building Permit and begin construction and a shared and collaborative approach to meeting or exceeding this timeline. Once a successful proponent signs a Conditional Land Contribution agreement, BC Builds will notify unsuccessful proponents.

Fee

There is no fee to apply.

Additional Information

This Property Opportunity Notice is available to projects that meet and/or exceed the minimum requirements as outlined in the above criteria. Verification of project details and evaluation will determine whether a project is selected. Simply meeting the minimum requirements will not guarantee that a proposal will be selected. Applicants are responsible to provide sufficient documentation that will verify compliance with the eligibility requirements.

Note that BC Builds will consider all proposals but is under no obligation to approve any application and move forward with the PON if, in BC Builds' opinion, no suitable submissions are received.

Disclaimer

The PON is a non-binding document. BC Builds does not make any representation or provide any undertaking to prospective respondents other than to invite them to submit a proposal. This PON does not oblige BC Builds to negotiate or execute an agreement with any prospective respondents, nor to grant rights of any sort to any prospective respondents and, BC Builds shall incur no liability to any prospective respondent as a result of responding this PON.

BC Builds will not be liable for, nor will it reimburse any prospective respondent for costs incurred in the preparation, submission or presentation of any proposal, for interview or any other activity that may be requested as part of the PON process.

BC Builds reserves the right to limit the number of awarded projects any one proponent can be awarded in a geographic area and/or within a defined period of time.

**SUBDIVISION PLAN OF
LOT 1 SECTION 6
TOWNSHIP 84 RANGE 18 W6M
PEACE RIVER DISTRICT
PLAN PGP44511
EXCEPT PLAN EPP28543**

PLAN EPP133410

THE EAST 70 FEET
LOT 16 BLOCK 2
PLAN 2338

STRATA
PLAN BCS1289

LOT 27
BLOCK 1
PLAN 4252

PARCEL B
PLAN 4252

LOT 22
PLAN 4252

LOT 21
PLAN 4252

LOT 1
PLAN EPS1777

LOT 2
PLAN EPP42710

BCGS 94A . 026

Integrated Survey Area NO. 50
CITY OF FORT ST. JOHN, NAD 83 (CSRS 4.0.0.BC.1)

The intended plot size of this plan is
864mm in width by 560mm in height (D Size)
when plotted at a scale of 1:400.



LOT A
PLAN 10817

TP 84

LOT 1
PLAN 26217

98TH STREET

LOT 1
AREA = 0.897 ha

LOT 1
PLAN PGP44511
EXCEPT PLAN EPP28543

**Sec 6
Rge 18**

LOT 2
AREA = 0.780 ha

LOT 1
PLAN PGP44511
EXCEPT PLAN EPP28543

LOT 1
PLAN EPP28543

W6M

96TH STREET

100TH AVENUE

TP 83

LOT B
PLAN 24317

LOT 1
BLOCK 2
PLAN 2360 EXCEPT PLAN 30259

LOT 1
PLAN 2566
EXCEPT PLAN 30259

**LOT 2 PLAN 2566
EXCEPT PLAN 30259
AND EXCEPT PLAN 30259**

**Sec 31
Rge 18**

PARCEL A (110675M)
LOT 2
PLAN 2566
EXCEPT PLAN 30259

LOT 1
PLAN EPP79187

PARCEL 1
PLAN 33516

W6M

LEGEND

- Standard Iron Post (Type 5) found
- Standard Iron Post (Type 5) placed
- ⊙ Control Monument found
- (b) Buried
- x Unmarked Calculated Point
- UTP Not Suitable to Post
- SIP Short Iron Pin

Grid Bearings are derived from GNSS Observations to GCM # 67009 and GCM # 716365 and are referred to the Central Meridian of UTM Zone 10.

This plan shows horizontal ground-level distances, unless otherwise specified.

All distances are in metres and decimals thereof.

To compute grid distances, multiply ground-level distances by the average combined factor of 0.999716.

The average combined factor has been determined based on average between GCM # 67009 and GCM # 716365.

The UTM coordinates and estimated absolute accuracy achieved are derived from GNSS observations to GCM# 716365.

This plan shows one or more witness posts which are not set on the true corner(s).

This plan lies within the Peace River Regional District.

This plan lies within the jurisdiction of the Approving Officer for the city of FORT ST. JOHN. File # SD2023-006.

The field survey represented by this plan was completed on the 1st day of November, 2023.

E.Y.Y. HSIAO, BCLS 882

GCM # 67009
UTM NORTHING: 6236278.691
UTM EASTING: 633374.008
DATUM: NAD83 (CSRS) 4.0.0.BC.1, UTM ZONE 10
ESTIMATED ABSOLUTE ACCURACY: 0.05

GCM # 716365
UTM NORTHING: 6235181.104
UTM EASTING: 633832.908
DATUM: NAD83 (CSRS) 4.0.0.BC.1, UTM ZONE 10
ESTIMATED ABSOLUTE ACCURACY: 0.05

McElhanney Associates Land Surveying Ltd.
8808 - Northern Lights Drive, Fort St John BC V1J 6M2
Tel. 250-787-0356

PLAN ID.: 31127888-VL-SUBD-001
DD/MM/YY: 03/11/23

FILE: ----
PC: KA
CAD: YZ

Hospital Hill, Fort St. John Association For Community Living

100 Avenue, Fort St. John, BC

Focus on Workforce Housing:

- Four storey wood-frame building with 50-60 units ranging from one to three bedrooms.
- At least 20% of units will be 20% below market, with a goal of delivering a higher percentage of below market homes.
- Remaining units will be targeted to not exceed 30% of local middle-income house income.
- Will include six subsidized one-bedroom units for inclusive community housing.



Parcel Report



Report Generated: 25-Jul-2024

PID:	032102283
Roll Number:	009821.244
Legal Description:	L 2 PL EPP133410
Primary Owner:	City of Fort St. John
Mailing Address:	10631 100 ST Fort St John, BC,
Secondary Owner:	
Land Value:	\$1,813,000.00
Improvement Value:	\$0.00
Improvement Type:	Business/Other
Planning Information:	LANDUSE/OCP - UDA 1 (Former Hospital Site) ZONING - INS-1 (Institutional) DPA/OCP - Major Corridor Development Permit Area



VIA EMAIL: bmcue@fortstjohn.ca

Victoria File: 26250-20/17688
Site ID: 17688

March 26, 2024

Bonnie McCue
City of Fort St. John
10003 – 100 Avenue
Fort St. John, BC V1J 6M7

Dear Bonnie McCue:

Re: Certificate of Compliance – 9636 100 Avenue, Fort St. John, British Columbia

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

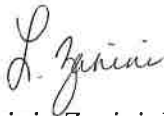
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future work at the site.
4. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
5. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

6. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the *Workers Compensation Act* and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at Site@gov.bc.ca

Yours truly,



Lavinia Zanini, P. Geo.
Senior Contaminated Sites Officer

Enclosure

cc: Jennifer Decker, City of Fort St. John
(BY EMAIL) JDecker@fortstjohn.ca

Jason Wilkins, Approved Professional, Legacy Environmental Ltd.
(BY EMAIL) jwilkins@legacyenv.ca

Contaminated Sites Approved Professional Society of BC (c/o Anna Popova)
(BY EMAIL) apopova@csapsociety.bc.ca

Client Information Officer, ENV, Victoria
(BY EMAIL) csp_cio@Victoria1.gov.bc.ca



CERTIFICATE OF COMPLIANCE
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that as of the date indicated below, the site identified in Schedule A of this Certificate of Compliance has been satisfactorily remediated to meet the applicable Contaminated Sites Regulation remediation standards and criteria.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

A Director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

March 26, 2024

Date Issued

Lavinia Zanini

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 9636 100 Avenue Fort St. John, British Columbia, which is more particularly known and described as:

Lot 1 Section 6, Township 84, Range 18, West of the 6th Meridian, Peace River District Plan
EPP133410
PID: 032-102-275

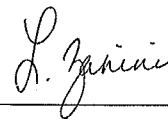
Lot 2 Section 6, Township 84, Range 18, West of the 6th Meridian, Peace River District Plan
EPP133410
PID: 032-102-283

The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 56° 14' 49.30"
Longitude: 120° 50' 32.60"

March 26, 2024

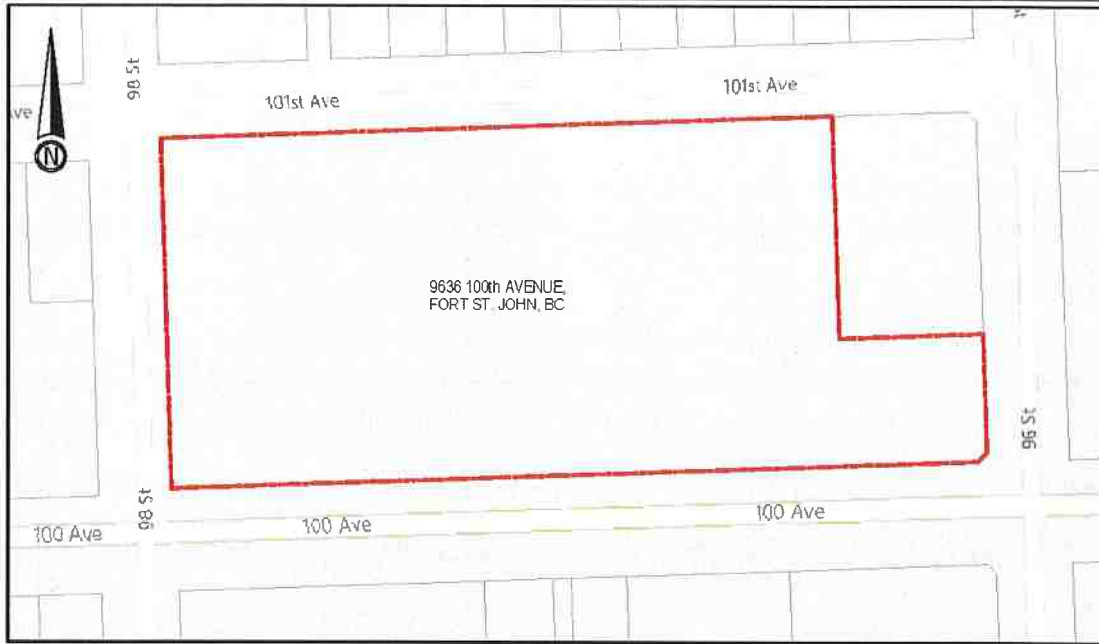
Date Issued



Lavinia Zanini

For Director, *Environmental Management Act*

Site Plan



SITE PLAN

0 10 20 50m

Location Map



LOCATION PLAN

0 50 100 200 300m

March 26, 2024

Date Issued

Lavinia Zanini

For Director, *Environmental Management Act*

Site Identification Number 17688

Version 9.0 R

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

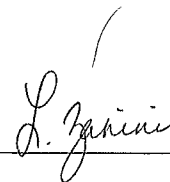
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) *Future buildings will be slab-on-grade, will include a basement that does not contact groundwater, or will be constructed entirely over an underground parkade;*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

March 26, 2024

Date Issued



Lavinia Zanini

For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for low-density residential land soil use:

To meet numerical remediation standards:

- Asbestos 1332-21-4
- LEPHs N/A
- HEPHs N/A

Substances remediated in vapour for residential vapour use:

To meet numerical remediation standards:

- dichlorodifluoromethane 75-71-8

Substances remediated in water irrespective of water use:


To meet numerical remediation standards:

- EPH_{w10-19} N/A

March 26, 2024

Date Issued

Site Identification Number 17688
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Lavinia Zanini
For Director, *Environmental Management Act*

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Schedule D

Documents

Summary of Site Condition, 9396 100th Avenue, Fort St. John, Legacy Environmental Ltd., February 5, 2024

Updated Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation Report, 9396 100th Avenue and 9711 101 Avenue, Fort St. John, BC, Roy Northern Land and Environmental, January 2024

Vapour Intrusion and Groundwater Assessment, 9396 100th Avenue, Fort St. John, BC, Roy Northern Land and Environmental, July 12, 2023

Vapour Intrusion Assessment, 9396 100th Avenue, Fort St. John, BC, Roy Northern Land and Environmental, October 19, 2022

Sampling and Investigation for Soil and Groundwater Hydrocarbon and Asbestos Contamination, Former Fort St. John & Providence Hospital Site, Peak Environmental, Ltd., November 1, 2015

Remedial Options, 9396 100th Avenue, Fort St. John, BC, Hemmera Envirochem Inc., April 1, 2015

Stage 1 Preliminary Site Investigation Update and Stage 2 Preliminary Site Investigation, 9396 100th Avenue, Fort St. John, BC, Hemmera Envirochem Inc., March 1, 2015

Stage 1 Preliminary Site Investigation, 9396 100th Avenue, Fort St. John, BC, Hemmera Envirochem Inc., July 1, 2013

March 26, 2024

Date Issued



Lavinia Zanini

For Director, *Environmental Management Act*

Site Identification Number 17688
Version 9.0 R

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Inclusive Housing Initiative

City of Fort St. John Community Snapshot





About this Initiative

This initiative was created by Inclusion BC to show the different ways that communities can work together to ensure everyone has a place to call home. The information set out in this report describes how the current housing system is not meeting the needs of people with intellectual and developmental disabilities and outlines different strategies and actions to ensure that our communities are socially and economically diverse.

Why is this important?

To thrive, all of us need stable and caring relationships, stimulating experiences and the opportunity to make choices and decisions that support our personal growth and development. Having a place to call home where we can be ourselves, pursue our dreams and interests and live our best lives is a fundamental right that everyone should have. The challenge is that too many people with intellectual and developmental disabilities do not have access to the same opportunities or housing choices that others have in their community.

What can be done?

This report provides information and ideas to take action. It includes community level information on the housing choices available to people with intellectual and developmental disabilities living in the City of Fort St. John along with information on local housing market conditions and housing needs. This report also describes the different types of actions that local governments and others can take to ensure that there is an adequate supply of housing to meet the needs of all citizens and that people have access to the opportunities and housing choices they deserve.

This work is generously being supported by Community Living BC.





What is Inclusive Housing?

Inclusive housing means that people live in homes where they feel part of their communities and is based on the principles of choice, control, independence, dignity, and diversity.

Inclusive housing means....	
Choice	Making decisions important to you
Control	Knowing that your decisions and choices matter
Independence	Living your best life possible
Dignity	Being valued and respected for who you are
Diversity	Being able to share your gifts and unique talents

Housing Choices

In 2020, BC Non-Profit Housing Association (BCNPHA), Inclusion BC, and Community Living BC developed a report on inclusive housing needs in B.C. The report included a survey which examined the housing preferences of people with intellectual and developmental disabilities, and which generated the following results:

- 6%** would choose to continue to live with their family
- 7%** would choose to live in a home-sharing arrangement.
- 13%** would choose to live in a group setting with other people (with roommates).
- 26%** would choose to live in their own home with live-in support.
- 36%** would choose to live in their own home with drop-in or outreach support.
- 12%** would need more information before they could choose.

Source: BC Non-Profit Housing Association, Inclusion BC and Community Living BC. 2020. "A Report on Inclusive Housing Needs in BC in 2020".



What is Inclusive Housing?

Shaping the Housing Choices and Preferences in Fort St. John

According to the Canadian Disability Survey, people with intellectual and developmental disabilities account for 1.5% of the total population, 15 years and older. Assuming that this is similar for Fort St. John, then it is likely that there are 253 people with intellectual and developmental disabilities who live in Fort St. John and have different housing needs. The results from the BCNPHA/Inclusion BC survey provides a 'snapshot' of their different types of housing choices and preferences they may have:

Of the 253 people living in the City of Fort St. John it is likely that

- 15** would choose to continue to live with their family.
- 18** would choose a home-sharing arrangement.
- 33** would choose a group setting with other people (with roommates).
- 66** would choose their own home but with live-in support.
- 91** would choose to live in their own home with drop-in or outreach support.
- 30** would need to have more information to choose the housing that would be best.

These numbers provide a general guideline or estimate of the preferences of people with intellectual and developmental disabilities and reinforce the need to ensure that there is a diversity of housing choices across community. However, in making choices, **there is the need for deeper consultation and engagement using a person-centered approach.**



Guiding Principles to Consider

In addition to being person-centered, the following are some guiding principles that would play a role in shaping the development of an inclusive housing strategy:

1. Ensure there is an adequate supply and availability of housing to meet existing and emerging housing needs.
2. Adopt strategies and actions to increase the supply and diversity of the housing stock.
3. Work to expand the mix of housing choices available and accessible to households with low and low-to-moderate incomes.
4. Seek to understand the needs that are not being met within the current housing system including the needs of those who are experiencing on-going housing affordability challenges.
5. Focus on the needs of everyone who lives in the community including households across all income levels.
6. Consider setting affordability thresholds or housing targets for households at different income levels and rent ranges.
7. Implement strategies to reduce the number of households with unmet housing needs.
8. Develop targeted strategies to meet the needs of people and households in extreme housing need including people with intellectual and developmental disabilities who are at increased risk of homelessness.
9. Adopt an inclusive housing standard as a way to respond to gaps in the current housing system with a focus on ensuring that everyone has a place to call home in communities where they feel included.
10. Become an inclusive housing leader in your community.

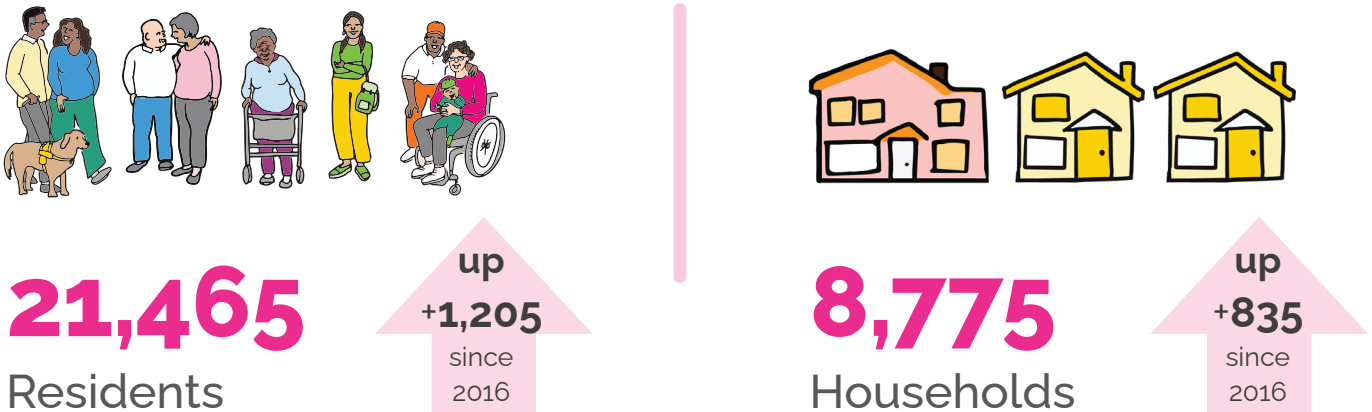


Guiding Principle 1

Ensure there is an adequate supply and availability of housing to meet existing and emerging housing needs.

Population and household growth can affect the demand for housing. When communities do not have enough housing, it can mean increased competition for the available housing. It can also mean that the cost of housing goes up as people compete for the housing that is available. A limited supply of housing can also mean that households who do not have the resources they need to compete will continue to be excluded from finding housing in their communities that meets their needs and they can afford. To be truly inclusive, communities need to ensure there is an adequate supply of housing to meet the existing and emerging housing needs across all citizens.

Population and Household Growth in Fort St. John 2021



Did you know? The population of the City of Fort St. John increased by 835 households between 2016 and 2021. This represents an **increase of 10.52%**. On-going population growth means increased housing demand.



Guiding Principle 2

Adopt strategies and actions to increase the supply and diversity of the housing choices available.

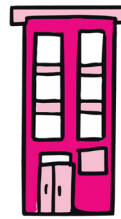
Inclusive housing focuses on policies and strategies which add to the supply and diversity of housing in the community. This includes exploring opportunities to increase access to both ownership and rental housing as well as the development of policies and initiatives designed to increase the supply of non-market housing. It also includes the development of strategies and initiatives that promote and support mixed-income housing and mixed-tenure housing along with strategies and initiatives that can add to the supply of social housing, co-op housing and other forms of non-market housing.

Housing Choices Based on Tenure 2021



5,070
Owners

UP
+240
since
2016



3,710
Renters

UP
+605
since
2016

Did you know? Most households living in City of Fort St. John own their own home (58%). At the same time, the number of renter households living in City of Fort St. John increased by 605 households, meaning the potential for increased competition for the available rental housing units.

Inventory of Non-Market Housing

3,710

Number of renter households

184

Number of renter households living in non-market housing

55

Number of seniors non-market housing units

129

Number of family non-market housing units






Did you know? Only 4.96% of the rental housing stock in City of Fort St. John is non-market housing funded by BC Housing. This includes 55 units of seniors housing as well as 129 units of family housing.

Guiding Principle 3

Work to expand the mix of housing choices available and accessible to households with low and low-to-moderate incomes.

Inclusive housing means giving people choices about where they want to live and the type of housing they want to live in. By adopting policies to allow for the addition of laneway housing, garden suites, coach house units and other types of accessory dwelling units, more people can live in established neighbourhoods with good access to transit and other services. By expanding the mix of housing choices, it adds to the overall social quality of life, and these choices contribute to the development of more diverse communities as well as support broader sustainability objectives.

Mix of Housing Stock in the City of Fort St. John

				
Single Detached	Semi-detached, row house, or town house units	Garden suites, laneway housing or other types of accessory units	Apartment units (Low rise or high rise stock)	Moveable dwellings
4,375	1,890	235	1,835	450






Source: Statistics Canada, 2021 Census.

Did you know? In 2021, while single detached homes still accounted for most of the housing stock in the City of Fort St. John, coach house units, lane way housing, garden suites and other forms of accessory dwelling units accounted for approximately 2.68% of the total housing stock. This housing represents an important source of rental housing supply and can help to play an important role in responding to on-going housing needs.

Guiding Principle 3

Work to expand the mix of housing choices available and accessible to households with low and low-to-moderate incomes.

Sources of New Supply

				
Single Detached	Semi-detached, row house, or town house units	Garden suites, laneway housing or other types of accessory units	Apartment units (Low rise or high rise stock)	Moveable dwellings
110	260	55	405	20

Source: Statistics Canada, 2016 and 2021 Census.

Did you know? Between 2016 and 2021, most of the new housing stock in the City of Fort St. John was in the form of low-rise or high-rise apartment units (condo and purpose-built rental housing) while there were also a number of semi-detached, row houses or town house units that were added.



Guiding Principle 4

Understand and respond to on-going housing affordability pressures.

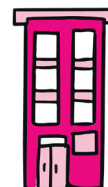
Housing affordability can be viewed as an income problem and a housing problem. It is an income problem in the sense that households falling at the lower end of the income range are more likely to experience greater housing affordability challenges. It is also a housing problem in the sense that most communities do not have enough housing available to meet the needs of people who have incomes that fall at the lower end of the income range. For example, people with intellectual and developmental disabilities who work are likely to have an annual income of less than \$20,000 per year which means that to be affordable they require housing that costs approximately \$500 per month. This is also the case for other single person households earning a minimum wage.

Average Monthly Housing Costs 2021



\$1,660

Owners



\$1,239

Renters

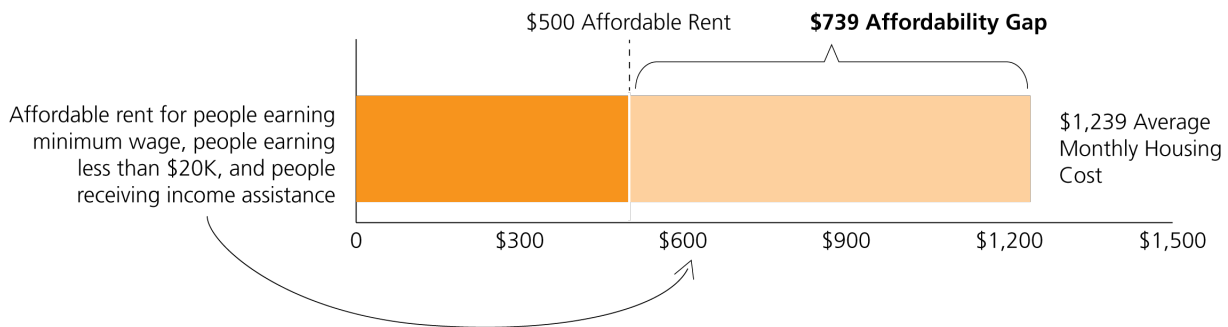
Did you know? In 2021, the average monthly housing cost for owners living in the City of Fort St. John was \$1,660 while the average monthly housing cost for renters was \$1,239. Based on these rent levels, a single person earning \$20,000 or less per year would face a significant affordability gap. This includes people who are earning minimum wage as well as most people with an intellectual and developmental disability who are working.



Guiding Principle 4

Understand and respond to on-going housing affordability pressures.

Affordability Gap



Did you know? The affordability gap is calculated by taking the amount that a household could afford to pay based on 30% of their gross household income and subtracting the amount of the average monthly rent. As noted, for a household earning less than \$20K or minimum wage, an affordable rent would be \$500 per month. Based on the average monthly rent in Fort St. John, the affordability gap would be more than \$739 for a household receiving income assistance or a household earning \$20,000 or less per year.



Guiding Principle 5

Focus on the needs of everyone who lives in the community including households across all income levels.

Inclusive housing is about building housing for everyone who lives in the community—people of all ages, abilities, and incomes. To create a deeper understanding of the full diversity of needs in the City of Fort St. John, it is necessary to look at the housing choices available to households at different income levels and rent ranges. One approach is to look at the income profile of households living in the City of Fort St. John to explore ways to increase the supply of housing affordable to the 'missing middle' as well as households falling at the lower end of the income range.

Using the Median Household Income as a Basic Guideline



\$102,000

All Households



\$57,200

Single Person Households

Source: 2021 Census (2020 Incomes)

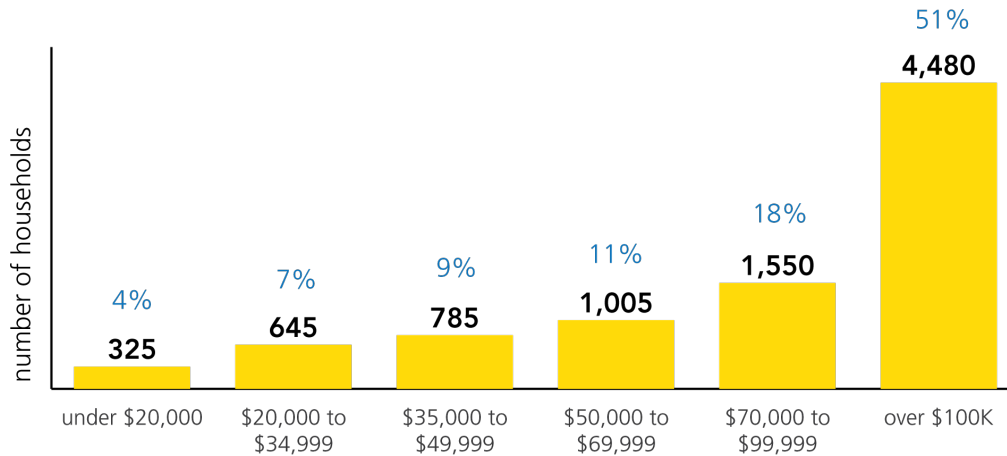
Did you know? To be considered affordable, a household should not be spending more than 30% of their annual household income on their housing costs. Based on the median household income reported in the 2021 Census, a household living in Fort St. John could afford to spend an average of **\$2,550 per month** on their housing. At the same time, a single person household living in Fort St. John could afford an average rent of **\$1,425 per month**.



Guiding Principle 5

Focus on the needs of everyone who lives in the community including households across all income levels.

Income Profile for Households Living in Fort St. John



Did you know? Some communities also create housing targets based on the income profile of households living in the community, for example if 11% of the households in City of Fort St. John have incomes of \$35,000 or less, then 11% of the new units which are built should have rents that are affordable to households within this income range.



Guiding Principle 6

Consider setting affordability thresholds or housing targets for households at different income levels and rent ranges.

Some communities have started to explore the use of different inclusionary housing models or approaches. To do this, a community must look at setting different affordability thresholds or housing starts for households at different income levels and rent ranges including housing that is targeted to households with **very low incomes** (incomes which are equal to less than 30% of the median household income), **low incomes** (incomes which are equal to between 30% and 50% of the median household income) as well as incomes which are considered to be **low to moderate** (incomes which are between 50% and 80% of the median household income).

Setting Affordability Thresholds

The following reflects the basic affordability thresholds for Fort St. John based on the median household income reported in the 2021 Census.

	Very Low Income	Low Income	Low to Moderate Income	Moderate Income	Income that is Moderate & Above	Above Moderate Income
Income Thresholds (Area Median Household Income)	30%	30% to 50%	50% to 80%	Core Need Income Threshold (CNIT)	80% to 120%	More than 120%
Median income all households	\$30,600	\$30,600 to \$51,000	\$51,000 to \$81,600	\$81,600	\$81,600 to \$122,400	Above \$122,400
Median income single households	\$17,160	\$17,160 to \$28,600	\$28,600 to \$45,760	\$45,760	\$45,760 to \$68,640	Above \$68,640

Guiding Principle 6

Consider setting affordability thresholds or housing targets for households at different income levels and rent ranges.



Calculating the Related Affordable Rent Ranges

The following shows the related affordable rent ranges for Fort St. John based on the established affordability thresholds.

Affordable Rent Ranges	Very Low Income	Low Income	Low to Moderate Income	Moderate Income	Income that is Moderate & Above	Above Moderate Income
Based on the Median Household Income	\$765	\$765 to \$1,275	\$1,275 to \$2,040	\$2,040	\$2,040 to \$3,060	Above \$3,060
Based on the Median Household for Single Person Households	\$429	\$429 to \$715	\$715 to \$1,144	\$1,144	\$1,144 to \$1,716	Above \$1,716

Guiding Principle 7

Implement strategies to reduce the number of households with unmet housing needs.



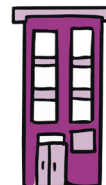
In Canada, core housing need is used to measure the level of unmet housing needs and includes people and households who are unable to find housing in their community which is suitable in size and in good repair without spending 30% or more of their income on their housing costs. Core housing need was first established as a way of determining eligibility for social housing with investments in social housing being designed to meet the needs of people who would otherwise be struggling to find housing in their community that they could afford with the resources they have.

Households in Core Housing Need ²⁰²¹



2%

Owners



11%

Renters

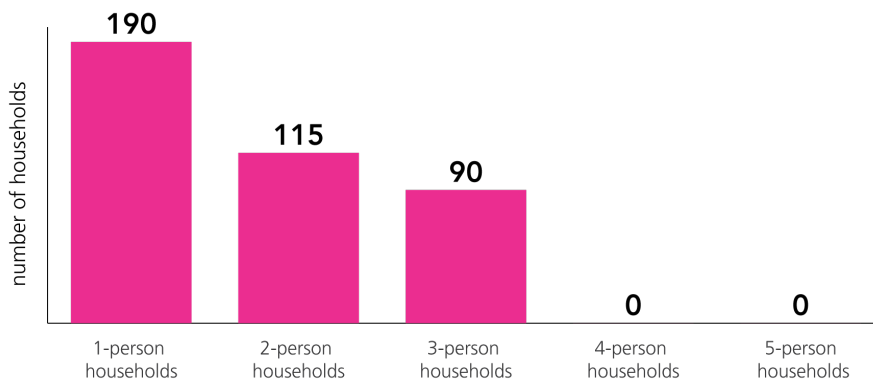
Did you know? In 2021, 8% of all owners living in the City of Fort St. John and 11% of all renters fit the definition of core housing need. This translates into 509 households including 408 renter households.

Guiding Principle 7

Implement strategies to reduce the number of households with unmet housing needs.



Renter Households in Core Housing Need in Fort St. John



Did you know? Single person households are more likely to be in core housing need when compared to other households. For a single person household, their dependence on a single income can mean that they face greater challenge in finding and keeping housing that they can afford with the resources that they have available.

Guiding Principle 8

Develop targeted strategies to meet the needs of people and households in extreme housing need including people with intellectual and developmental disabilities who are at increased risk of homelessness.



Households that are in extreme housing need are spending at least half of their income on their housing costs. These are households who are precariously housed and who are at increased risk of losing their housing through economic eviction.

Households in Extreme Housing Need (spending 50% or more of their income on housing)

120	35	45	0	0
(63.16%)	(30.43%)	(50.00%)	(0.00%)	(0.00%)
1-person households that are in Core Need	2-person households that are in Core Need	3-person households that are in Core Need	4-person households that are in Core Need	5-person households that are in Core Need

Did you know? Almost 54.88% of households in core housing need in Fort St. John are in extreme housing need. These are households that are spending more than 50% of their income on their housing costs.



Guiding Principle 8

Develop targeted strategies to meet the needs of people and households in extreme housing need including people with intellectual and developmental disabilities who are at increased risk of homelessness.

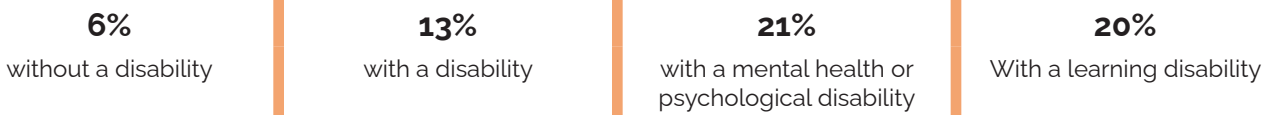
Families and Individuals Experiencing Homelessness

Nationally		Across British Columbia	
Absolute homelessness	Hidden Homelessness	Absolute homelessness	Hidden Homelessness
3%	15%	3.8%	17.3%

Did you know? In 2018 the Canadian Housing Survey found that 17.3% of all British Columbians experienced 'hidden homelessness'—people who live with others temporarily without a permanent home while 3.8% of the population experienced absolute homelessness.

Source: Statistics Canada. Insights on Canadian Society. March 2022. A Portrait of Canadians Who Have Been Homeless. Table 1. Rates of Unsheltered and Hidden Homelessness Experienced by Selected Characteristics, Canada 2018, published in Statistics Canada Report # 75-006-x, page 5.

Experience of Hidden Homelessness in Canada



Did you know? In 2016 based on the findings from Canada's General Social Survey (2014), Statistics Canada reported that Canadians who had a learning disability were 2 times more likely to experience an episode of hidden homelessness when compared to the general population.

Source: Statistics Canada. Insights on Canadian Society. November 2016. Hidden Homelessness in Canada. Statistics Canada Report # 75-006-x, page 4.







Guiding Principle 9

Adopt an inclusive housing standard as a way to respond to gaps in the current housing system with a focus on ensuring that everyone has a place they can call home in communities where they feel included.

It is clear households falling at the lower end of the income range will continue to struggle to find housing in their communities they can afford. The adoption of the principles set out in this report along with the use of an inclusive housing standard represents one possible approach for reducing the level of housing precarity experienced by families and individuals with limited incomes who are currently struggling to find and keep housing they can afford. The use of an inclusive housing standard also means providing for an expanded range of housing choices within the current housing system with a focus on ensuring that everyone has a place to call home in communities where they feel included.

Current Affordability Thresholds—BC Housing Income Limits

The following table shows the different affordability thresholds and rent ranges for housing developed under BC Housing's—Housing Income Limits (HILS).

	 Studio	 1-bedroom	 2-bedroom	 3-bedroom	 4+bedrooms
Housing Income Limits (HILS)	\$39,000	\$39,000	\$49,000	\$61,500	\$79,500
Affordable Rent Ranges Based on HILS	\$975	\$975	\$1,225	\$1,538	\$1,988

Current Affordability Thresholds—CMHC's Core Need Income Thresholds

The following table shows the different affordability thresholds and rent ranges for housing that fits within the definition of core housing need.

	Studio	1-bedroom	2-bedroom	3-bedroom	4+bedrooms
Core Need Income Thresholds (CNIT)	\$26,000	\$26,000	\$32,667	\$41,000	\$53,000
Affordable Rent Ranges Based on CNIT	\$650	\$650	\$817	\$1,025	\$1,325



Guiding Principle 9

Adopt an inclusive housing standard as a way to respond to gaps in the current housing system with a focus on ensuring that everyone has a place they can call home in communities where they feel included.

Define Your Affordability Thresholds

	Very Low	Low	Low to Moderate	Moderate	Moderate & Above	Above
Income Thresholds (Area Median)	30%	30% to 50%	50% to 80%	80%	80% to 120%	More than 120%
Median income of all households	\$30,600	\$30,600 to \$51,000	\$51,000 to \$81,600	\$81,600	\$81,600 to \$122,400	Above \$122,400
Median income single households	\$17,160	\$17,160 to \$28,600	\$28,600 to \$45,760	\$45,760	\$45,760 to \$68,640	Above \$68,640

Define Your Affordable Rent Ranges

The following table shows the affordable rent ranges for households living in Fort St. John based on a median household income of \$102,000 for all households and \$57,200 for single person households.

	Very Low	Low	Low to Moderate	Moderate	Moderate & Above	Above
Income Thresholds (Area Median)	30%	30% to 50%	50% to 80%	Core Need Income Threshold (CNIT)	80% to 120%	More than 120%
Median income of all households	\$765	\$765 to \$1,275	\$1,275 to \$2,040	\$2,040	\$2,040 to \$3,060	Above \$3,060
Median income single households	\$429	\$429 to \$715	\$715 to \$1,144	\$1,144	\$1,144 to \$1,716	Above \$1,716






Guiding Principle 9

Adopt an inclusive housing standard as a way to respond to gaps in the current housing system with a focus on ensuring that everyone has a place they can call home in communities where they feel included.



Adopt an Inclusive Housing Standard

The following table shows the difference in the rent ranges and affordable rent levels based on the development of an inclusive housing standard.

	0 	1 	2 	3 	4+ 
	Studio	1-bedroom	2-bedroom	3-bedroom	4+bedrooms
Housing Income Limits (HILS)	\$39,000	\$39,000	\$49,000	\$61,500	\$79,500
Affordable Rent Ranges Based on HILS	\$975	\$975	\$1,225	\$1,538	\$1,988
Inclusive Housing Income Standards	\$650	\$650	\$817	\$1,025	\$1,325



Guiding Principle 10

Become an inclusive housing leader in your community.

A complete and inclusive housing system could and should contribute to the health and well-being of people and communities in multiple ways. Inclusive housing needs each of us in our communities to look at the different ways that we can provide homes where everyone can feel a sense of belonging and connection. It also means developing an intentional approach for addressing historical patterns of inequality and inequity with a focus on working to ensure that everyone can live in homes where they feel part of their communities.

Local and regional governments should:

Adopt an inclusive definition of 'housing affordability' that takes into consideration the specific needs of households with low and low-to-moderate incomes.

Monitor the number of new housing units that are created that are affordable to households with low and low to moderate incomes.

Ensure that the needs of people with intellectual and developmental disabilities are reflected in local housing needs reports and housing strategies.

Encourage partnerships with the housing development sector, the non-profit housing sector, and others to explore ways to increase the supply, diversity, and affordability of the existing housing stock.

Explore opportunities to use social procurement as a way of expanding the range of housing choices available to individuals who have been traditionally excluded from the housing market.

Explore opportunities to strengthen the connection between housing and other critical areas of public policy including health, education, employment and family and individual well-being.



The federal and provincial governments should:

Adopt an equity-based and rights-based approach when looking at the needs of people with intellectual and developmental disabilities.

Invest in both supply-side and demand-side solutions needed to expand the range of housing choices available for people with intellectual and developmental disabilities.

Develop targeted programs that include stackable and portable rent supplement assistance to help address the 'affordability gap' for households with low and low-to-moderate incomes.

Review current housing affordability standards including BC Housing's Housing Income Limits to ensure that the methods and standards used meet the needs of households with low and low to moderate incomes.

Support the development of integrated strategies and approaches to strengthen the connection between housing and other critical areas of public policy including health, education, employment and family and individual well-being.

The moment is calling on us to do something different. How can we use this information and the current housing challenges that we face in our communities to create lasting and meaningful change for people in need of housing?

We all know that what gets measured gets done.

Set a target to expand inclusive housing options for people with intellectual and developmental disabilities in your community.

You have everything you need:

- the number of people,
- the different housing options people are looking for,
- different potential strategies and actions that can help to address the gaps.

You can make Fort St. John the first of many inclusive communities in BC.

Contact info@inclusionbc.org if you have any questions or would like help getting started.

keytohomebc.ca

TITLE SEARCH PRINT

2025-01-14, 08:51:19

File Reference:

Requestor: Claudia Yuen

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	PRINCE GEORGE PRINCE GEORGE
Title Number From Title Number	CB1019272 CA9539526
Application Received	2023-11-10
Application Entered	2023-11-24
Registered Owner in Fee Simple Registered Owner/Mailing Address:	CITY OF FORT ST. JOHN 10631 100TH STREET FORT ST. JOHN, BC V1J 3Z5
Taxation Authority	Fort St. John, City of
Description of Land Parcel Identifier: Legal Description:	032-102-283 LOT 2 SECTION 6 TOWNSHIP 84 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN EPP133410
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE



To: Jennifer Decker, Director of Development Services

From: Britney Carlstrom, P. Eng, Engineer

Date: December 31, 2024

Subject: Servicing and Civil Works Requirements for Lot 2, Plan EPP133410

The following Works and Services would be required of a development at the time of Building Permit on the subject property.

1. General Comments

- a. The developer will be responsible for coordinating with third party utilities such as gas, telecommunications, and BC Hydro.
- b. The developer will be responsible for the costs for any repair works which are required due to damage from construction activities.
- c. A landscape design is to be submitted that meets the landscaping requirements in the City's Zoning Bylaw.
- d. A geotechnical investigation for a foundation design is required for the Building Permit.
- e. The City will be reconstructing 101 Avenue in the 2025 construction season. Works will include the reconstruction of curb, gutter, asphalt, sidewalk, water main and sanitary sewer main. A driveway drop for access and a water service connection could be installed if the timing of the site design coincides with construction of 101 Avenue. Due to topography, a sanitary and storm service connection will likely work best on 100 Avenue or 96 Street.
- f. Record drawings are available from the City upon request. Please note that the records for this area are from the 1950s and location and material is not guaranteed. It is the developer's responsibility to locate infrastructure and confirm designs prior to construction.
- g. Figure 1 is attached to this memo. It shows the approximate location and size of the water, sanitary and storm mains in this area.

2. Access and Parking

- a. The main access to the site shall be from 101 Avenue. No access will be permitted on 96 Street. One right in/right out access will be permitted on 100 Avenue, if necessary.
- b. A site plan must be submitted that shows existing and proposed driveway accesses meet the access requirements in the Subdivision and Development Servicing Bylaw (SDSB).
- c. The site plan must also show Off-Street Vehicle Parking that conforms to the City's Zoning Bylaw or obtain a Development Variance Permit for reduced parking.

3. Water

- a. The property does not have a water service connection. The development's engineer will be required to size the service for domestic use and fire suppression systems.
- b. All costs associated with water servicing will be at the developer's cost.
- c. There are water mains on all three sides of the property. There is a 150 mm Asbestos Cement main on the east and south of the property. There is currently a 200mm diameter PVC water main on the north side of the property.
- d. The estimated available fire flow for this site is 175 L/s.
- e. The water system pressure near the site is as follows:
 - i. Hydrant No. 100025 (south of the site)
 - Static – 307 kPa (44.5 PSI)
 - Residual – with 38 L/s of flow is 258 kPa (37.6 PSI)
 - ii. Hydrant No. 100130 (north of the site)
 - Static – 286 kPa (41.7 PSI)
 - Residual – with 38 L/s of flow is 246 kPa (35.7 PSI)

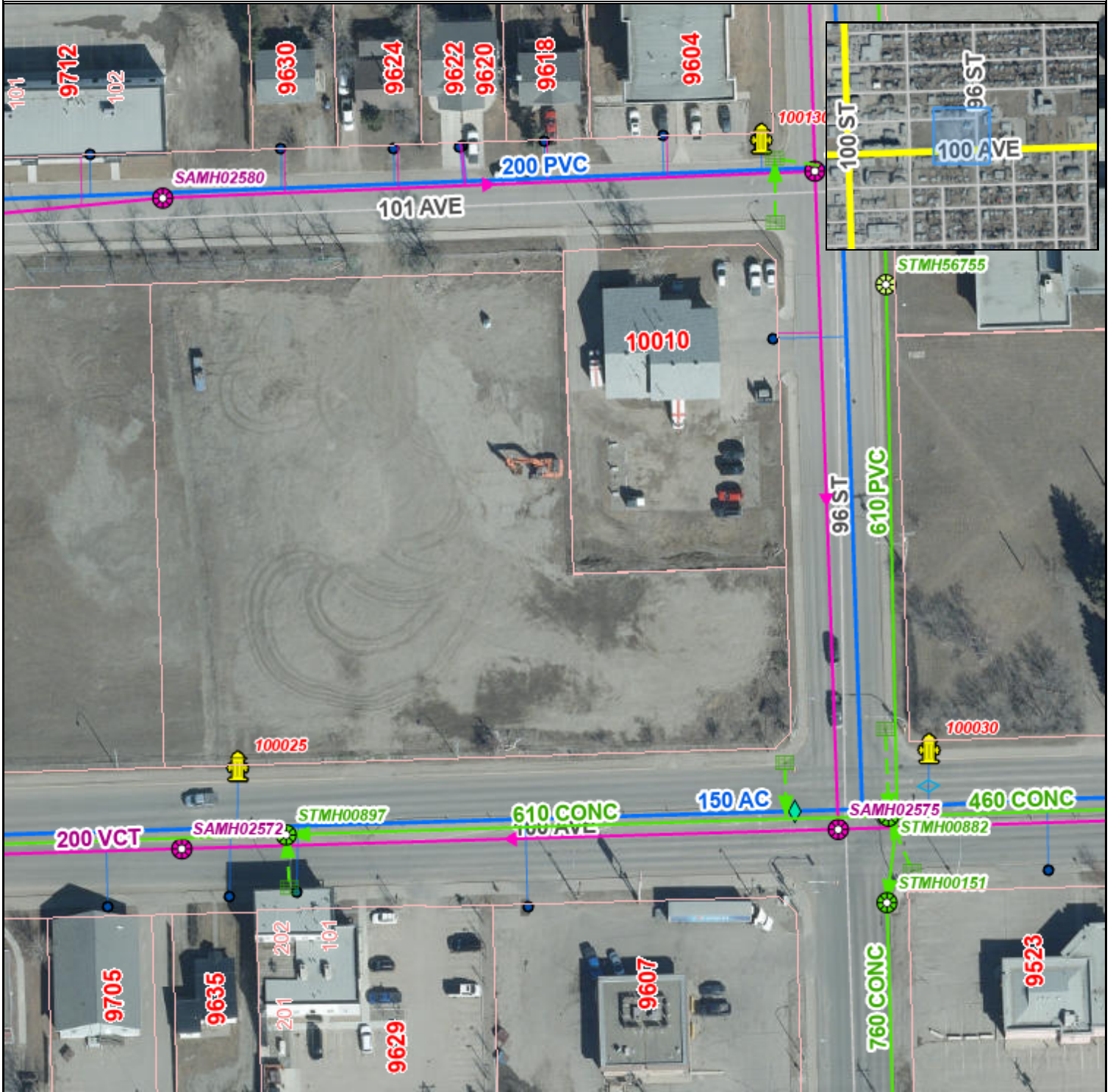
4. Sanitary

- a. The property does not have a sanitary service connection. The development's engineer will determine the sanitary sewer service requirements, including size, for this development.
- b. The developer will be responsible for paying all costs associated with the installation of the new sanitary service.
- c. There are sanitary mains on all 3 sides of the property. There is a 200mm diameter vitrified clay tile main on both the east and south sides of the property. The main to the north is being replaced in 2024.

5. Drainage

- a. There is no storm service connection to this property. The developer will be responsible for all costs associated with installing a storm water management system and connection to the City's main.
- b. Drainage shall be maintained on site and designed in accordance with the City's Subdivision and Development Servicing Bylaw.
- c. The development's engineer shall submit a storm water management plan along with a site grading plan.
- d. According to our mapping, there is a 610 mm diameter storm on all sides of the property.
- e. A temporary erosion and sediment control plan is required prior to construction.

Figure 1: Existing City Infrastructure



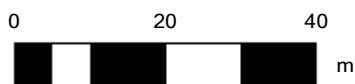
Legend:

Land Information

City Boundary



Parcel Lot



Notes:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Please refer to legal plans for all measurements.



COMMUNITY PROFILE: Fort St. John, British Columbia



Second Edition
Fall 2024

About the Community Development Institute

The Community Development Institute (CDI) at UNBC was established in 2004 with a broad mandate in the areas of community, regional, and economic development. Since its inception, the CDI has worked with communities across British Columbia to develop and implement strategies for economic diversification and community resilience.

Dedicated to understanding and realizing the potential of BC's non-metropolitan communities in a changing global economy, the CDI works to prepare students and practitioners for leadership roles in community and economic development, and to create a body of knowledge, information, and research that will enhance our understanding and our ability to deal with the impacts of ongoing transformation. The Community Development Institute is committed to working with all communities – Indigenous and non-Indigenous – to help them further their aspirations in community and regional development.

Contact Information

For further information about this profile, please contact Marleen Morris or Greg Halseth, Co-Directors of the Community Development Institute.

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Introduction

Fort St. John is located in the Peace River Regional District in northeast British Columbia (BC). Situated in the traditional territory of the Dane-Zaa (Beaver) and Cree, Fort St. John bears its name from the fur trading posts that operated along the shore of the Peace River. The First Nations communities in the Fort St. John area include the Halfway River (Choonache), Doig River First Nations (Taahche Wadane), and Blueberry River.

In 1912, the Government of Canada started releasing quarter sections (12 hectares) in the Peace Region to homesteaders. For three decades, Fort St. John remained isolated and sparsely populated. Indeed, the 1941 census did not record a single person living in Fort St. John. However, the construction of the Alaska Highway by the American Army in 1942 marked a decisive turning point in the community's history as the population of Fort St. John grew from 300 to 2,000 people. When the American army left in 1945, the population of Fort St. John decreased to around 700 people.¹ The Village of Fort St. John incorporated on December 31, 1947.

While the Alaska Highway improved accessibility, Fort St. John continued to be a small farming community. However, in 1951, Frank McMahon of Westcoast Transmission Company struck oil just outside of Fort St. John – the first oil discovery in BC. This prompted a wave of oil and gas exploration and drilling in Fort St. John, which is situated within the Montney formation. The Montney continues to be BC's most active formation for oil and gas drilling.²

The population of Fort St. John grew alongside the expansion of the oil and gas industries. Having changed status from a village to a town in 1958, Fort St. John was patented as a City on July 1, 1975. Although oil and gas remain the largest and most important industries, forestry, agriculture, and tourism are also significant drivers of the local economy. Formerly known as BC's "Oil and Gas Capital," Fort St. John now identifies itself as the "Energetic City." The City's population has grown to over 20,000 people.

The Community Development Institute (CDI) authored a series of research reports for Fort St. John, including the Fort St. John Community Profile completed in 2018. A community profile helps build an understanding of the assets, opportunities, and challenges in a community. By highlighting demographic and socio-economic trends, a profile can provide insights into the dynamics of the population and local economy. It can also be used as a baseline and reference point for future planning initiatives. In 2024, the CDI was asked to complete an update of the Fort St. John Community Profile released in 2018. This updated report includes 2021 census data and other updated data where available.

¹ Alaska Highway News. 1974. *Fort St. John and District*. Fort St. John: Alaska Highway News, p. 2.

² BC Oil and Gas Commission. 2017. *2016 Oil and Gas Reserves Production Report*. Victoria: BC Oil and Gas Commission, p. 7.

Methodology

Data for the community profile was primarily collected from Statistics Canada. Data was also collected from provincial agencies such as BC Stats, BC Ministry of Education, and BC’s Provincial Health Services Authority. Unless otherwise noted, data refers to the Census Subdivision (CSD) Fort St. John (CY).

Since the community profile draws primarily from census data produced by Statistics Canada, it should be noted that, in 2011, the mandatory long-form census was temporarily replaced by the voluntary National Household Survey (NHS). The change to a voluntary survey had the effect of decreasing the response rate as compared to previous censuses. In anticipation of this decrease, Statistics Canada took several precautions to mitigate the risks to the NHS data quality.³ Further, the NHS non-response rate for the City of Fort St. John was 16.8%. This is low when compared with the NHS non-response rates for BC (26.1%) and Canada (31.4%). As Statistics Canada maintains that NHS data is reliable and the non-response rate in Fort St. John was relatively low, NHS data is used in this profile.

For this updated edition, trends and developments from 2016 to 2021 should be interpreted keeping in mind the impacts of the COVID-19 pandemic, and related support programs, on various socio-economic aspects of life in Fort St. John.

You will find total numbers and percentages of the data throughout much of the report. Percentages are best suited to expressing the impact of any given variable on the community. However, total numbers can be helpful in determining the actual dimensions of population segments and concrete opportunities and needs.

³ Smith, W.R. 2015. “The 2011 National Household Survey—the complete statistical story.” Available at <https://www.statcan.gc.ca/eng/blog-blogue/cs-sc/2011NHSstory>

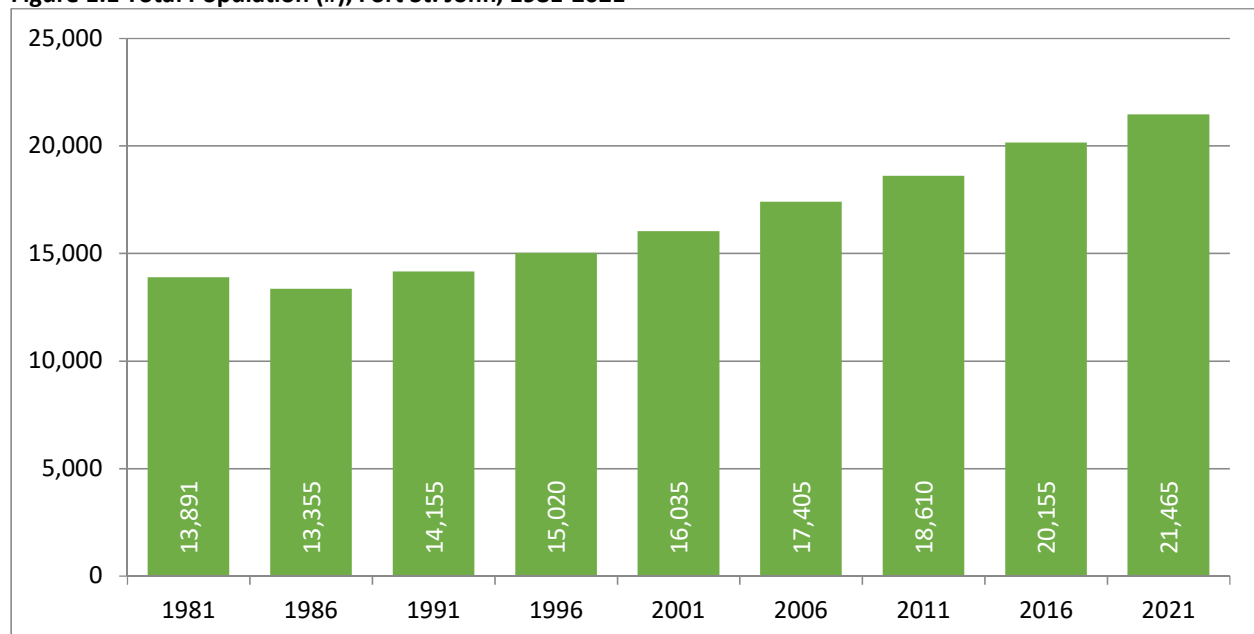
1.0 Population

Population data provides information about the size of the community at a single point in time. In combination with other socio-economic data, population information can indicate how regional events and economic trends influence the community.

There are some measurement issues to be aware of when reading population data. First, population counts can be increased through municipal boundary expansions. Since 1981, the City of Fort St. John has carried out four boundary extensions of varying sizes (in 1982, 1989, 2001, 2016, and 2018). Second, even though the census is mandatory (with the exception of the 2011 National Household Survey), there is no guarantee that everyone will receive a census questionnaire. A third, related issue with population data is that Statistics Canada does not count temporary and non-resident workers, those who reside locally but maintain their primary residence elsewhere. As a result, there is a net under-enumeration in census population counts, especially in resource-based communities like Fort St. John that have a large “shadow population” of mobile workers. Fourth, it is possible that a small number of people are counted twice if they maintain several residences.⁴

Figure 1.1 indicates that, as of 2021, 21,465 people lived in the City of Fort St. John. This represents a 55% increase in the population since 1981. After a population decrease during the economic recession of the early 1980s, the population of Fort St. John has grown steadily, averaging 7.0% every five years. Growth for the last census period from 2016 to 2021 was just below that average with 6.5%. The average population growth of Fort St. John is slightly lower than the provincial average of 8.2% every five years.

Figure 1.1 Total Population (#), Fort St. John, 1981-2021



Source: Statistics Canada. 1981-2021. Census Program.

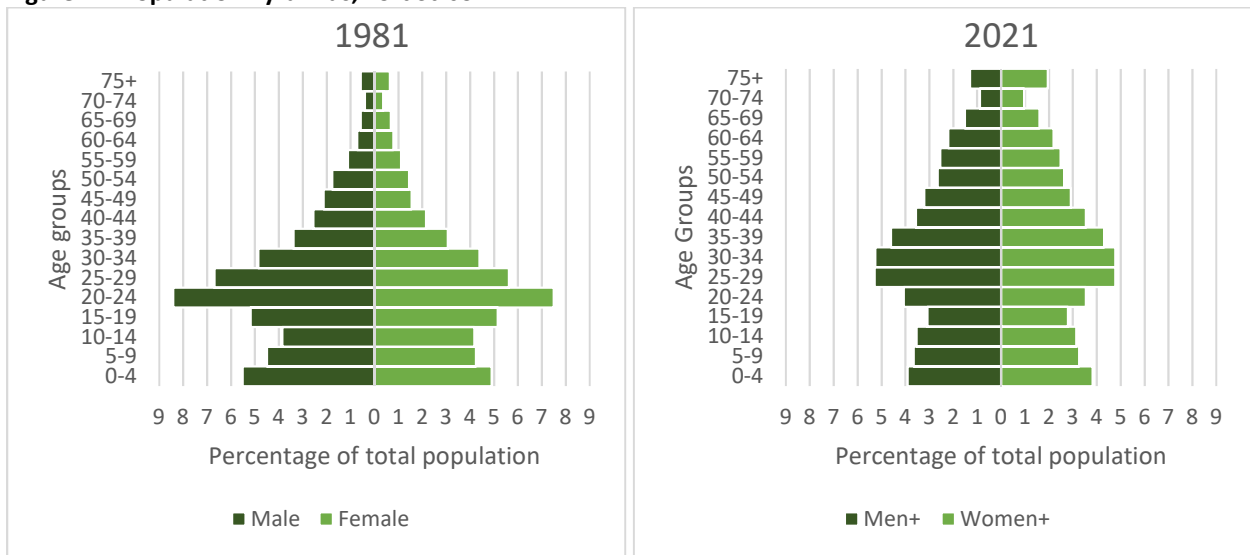
⁴ BC Stats. “About Population Estimates.” Available at <https://www2.gov.bc.ca/gov/content/data/statistics/people-population-community/population/population-estimates/about-population-estimates>. Accessed July 10, 2024.

2.0 Age profile

The age profile of a community provides information about the age composition of the population and shows how the population age structure has changed over time. This information is useful for the study of community structure and in determining service needs.

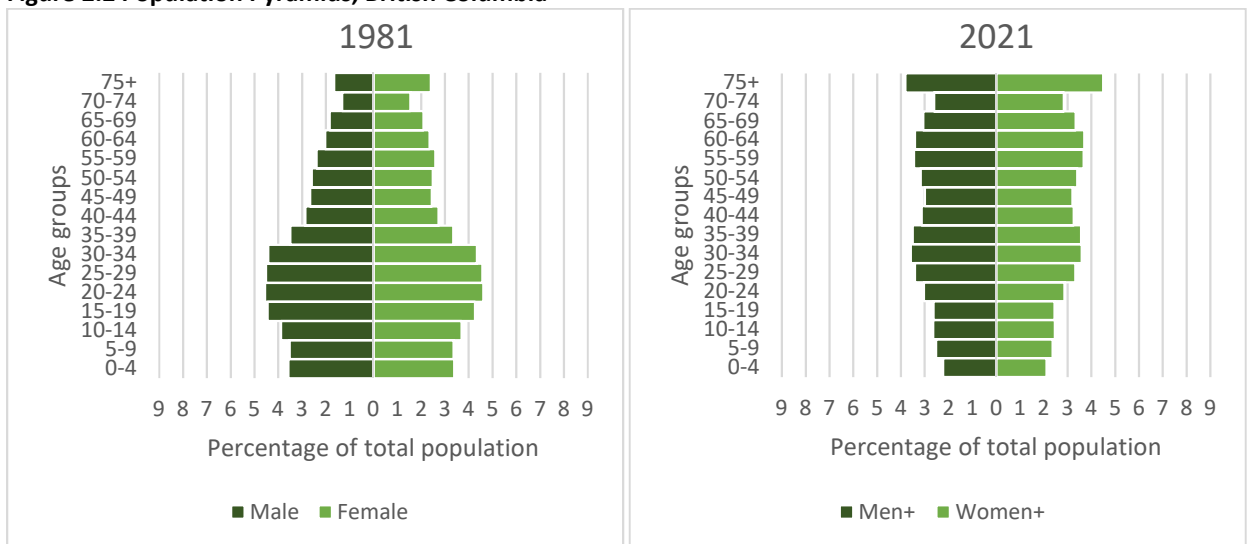
Median age is defined as the exact age where half the population is older and half is younger. In 2021, the median age in Fort St. John was 32.4 years. While this represents an increase in median age of 9.5% over the past two decades, it is much younger than the provincial median age of 42.8 years.

Figure 2.1 Population Pyramids, Fort St. John



Source: Statistics Canada. 1981 and 2021. Census Program.

Figure 2.2 Population Pyramids, British Columbia



Source: Statistics Canada. 1981 and 2021. Census Program.

Even though Fort St. John has a relatively young population, the population is gradually aging as illustrated in Figure 2.1. In 1981, 75% of the population in Fort St. John was under the age of 35; however, in 2021, the proportion of the population under the age of 35 had decreased to 54.9%. Meanwhile, the senior population aged 65 years and older grew from 3.2% of the total population in 1981 to 8.2% in 2021, an increase of over 156%.

Shifting the focus to the working age population, the population pyramids of Fort St. John reveal that the city still had a relatively young workforce in 2021. However, there had been a shift towards growing cohorts of older working age residents while the proportion of the young working age cohorts aged 25-34 had been decreasing over time.

Figure 2.2 allows the comparison to British Columbia and shows that the age structure of the Fort St. John population in 2021 resembled the provincial age structure in 1981. The British Columbia population pyramid for 2021 illustrates the progression of population aging over time. The notable difference in the population age structure between Fort St. John and British Columbia indicates that age-related population needs likely differed accordingly and should be taken into consideration in planning and policy making.

3.0 Household characteristics

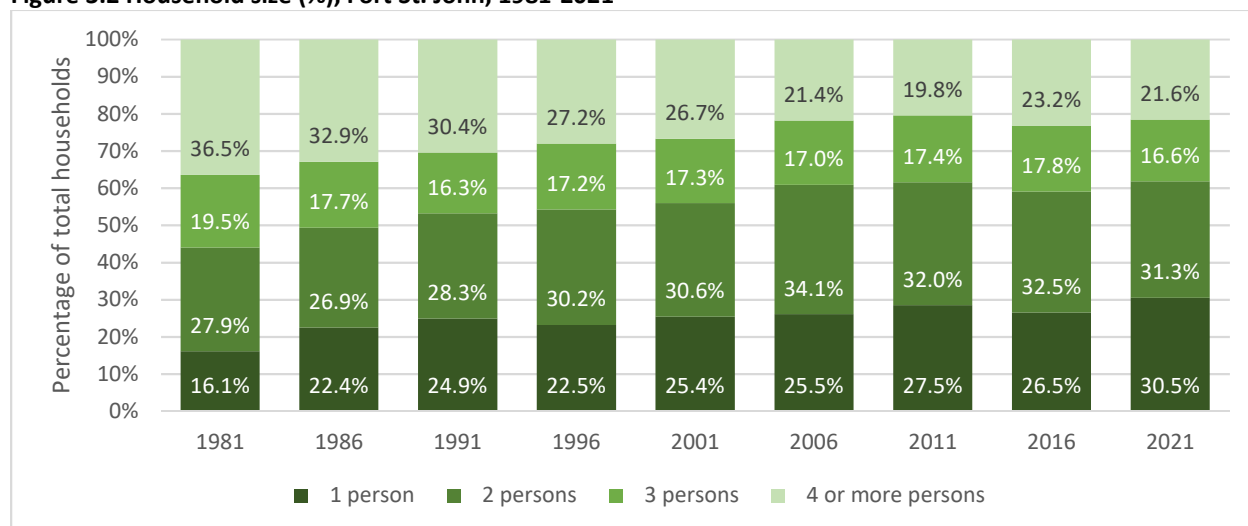
Statistics Canada defines private households as a person or group of persons occupying the same dwelling. Private households include family and non-family members. As shown in Figures 3.1 and 3.2, Fort St. John’s household size shifted considerably. In 1981, households of four or more persons were the most prevalent size at 37%, and one person households were the smallest share of households at 16%. In 2021, households of four or more persons constituted 22% of households, while the proportion of one person households increased to 31%. The shift towards smaller household sizes can be attributed to smaller family sizes, an aging population, and a growing number of “empty-nesters” (families whose children have left the household to form their own families).

Figure 3.1 Household size (#), Fort St. John, 1981-2021

	1981	1986	1991	1996	2001	2006	2011	2016	2021
Total #	4,595	4,745	5,180	5,490	6,155	6,870	7,480	7,940	8,780
1 person	740	1,065	1,290	1,235	1,565	1,755	2,060	2,105	2,680
2 persons	1,280	1,275	1,465	1,660	1,885	2,340	2,390	2,580	2,745
3 persons	895	840	845	945	1,065	1,165	1,300	1,410	1,460
4 or more persons	1,675	1,560	1,575	1,495	1,645	1,470	1,480	1,840	1,895
Average Household Size	3.0								2.4

Source: Statistics Canada. 1981-2021. Census Program.

Figure 3.2 Household size (%), Fort St. John, 1981-2021



Source: Statistics Canada. 1981-2021. Census Program.

The largest share of households consisted of one-census family households (60% in 2021).⁵ However, alongside the trend towards smaller households, Figures 3.3 and 3.4 indicate there has also been a shift back towards a greater proportion of non-census-family households. These are households where the occupants bear no familial relation to one another. In Fort St. John, it is common for co-workers who have moved to town for work to rent a dwelling together. While multiple-census-family households, where there are two or more census families living in the same dwelling, continued to be rare, they had increased in proportion over the past 20 years to 2.1% of all households in 2021.

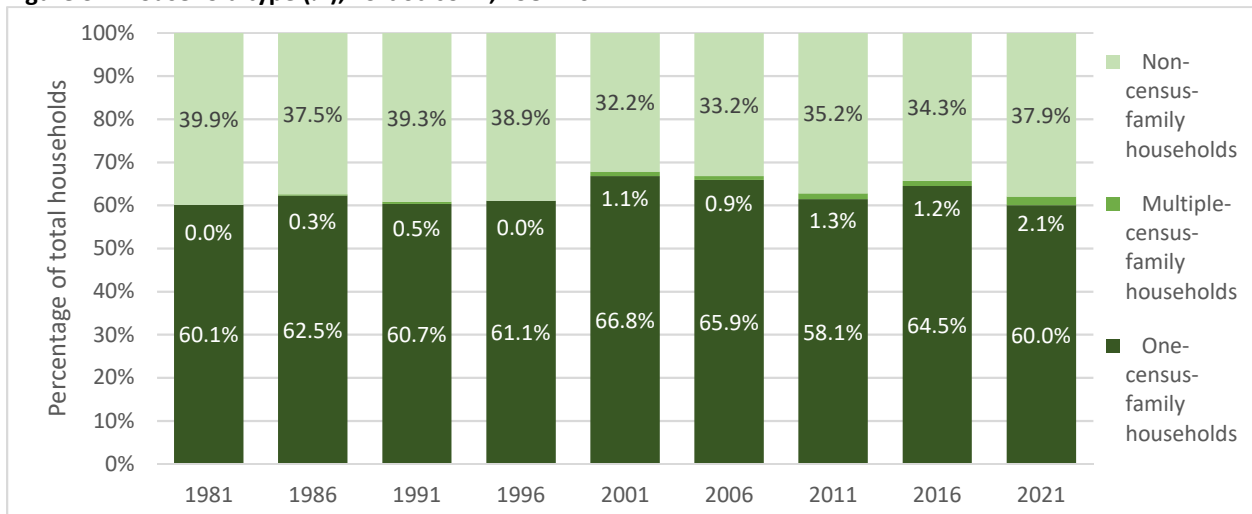
⁵ The definition of a census family is provided in the next section.

Figure 3.3 Household type (#), Fort St. John, 1981-2016

	1981	1986	1991	1996	2001	2006	2011	2016	2021
Total #	5,750	5,460	5,950	6,400	6,155	6,875	7,480	7,935	8,780
One-census-family households	3,455	3,410	3,610	3,910	4,110	4,530	4,345	5,115	5,270
Without children in a census family	1,025	920	1,075	1,255	n/a	n/a	1,640	1,945	1,820
With children in a census family	2,430	1,975	2,030	2,050	n/a	n/a	2,125	3,170	3,080
Multiple-census-family households	n/a	15	30	n/a	65	60	95	95	180
Non-census-family households	2,295	2,050	2,340	2,490	1,980	2,285	2,630	2,725	3,330

Source: Statistics Canada. 1981-2021. Census Program.

Figure 3.4 Household type (%), Fort St. John, 1981-2021



Source: Statistics Canada. 1981-2021. Census Program.

4.0 Family characteristics

Canadian attitudes towards marriage have changed considerably since the Second World War. These attitudinal changes are reflected in the national census, particularly in regards to common-law status separation. Common-law status applies to couples who live together, but are not legally married. Prior to 1981, common-law status was not recognized in Canadian censuses. In the 1981 and 1986 censuses, common-law unions were included among the “married” population. In the 1991 census, common-law unions were recognized as a distinct category; however, until 2006, they were still included in the “married” category of marital status and were, in addition, recorded in a separate question on common-law status where the total population aged 15 years and older was separated into “living in a common-law relationship” and “not living in a common-law relationship”.⁶ Given these inconsistencies over time, the longitudinal marital status data presented in Figures 4.1, 4.2, and 4.3 is limited to particular date ranges and/or variables to allow for best possible comparability.

Figure 4.1 Marital status (#), Fort St. John, 1981 and 2021

	1981	2021
Population aged 15 years and over	10,110	16,885
Married or living common-law	6,675	9,335
Married	n/a	6,800
Common law	n/a	2,535
Not married and not living common-law	3,435	7,555
Never married	2,875	5,435
Separated	n/a	610
Divorced	285	945
Widowed	275	560

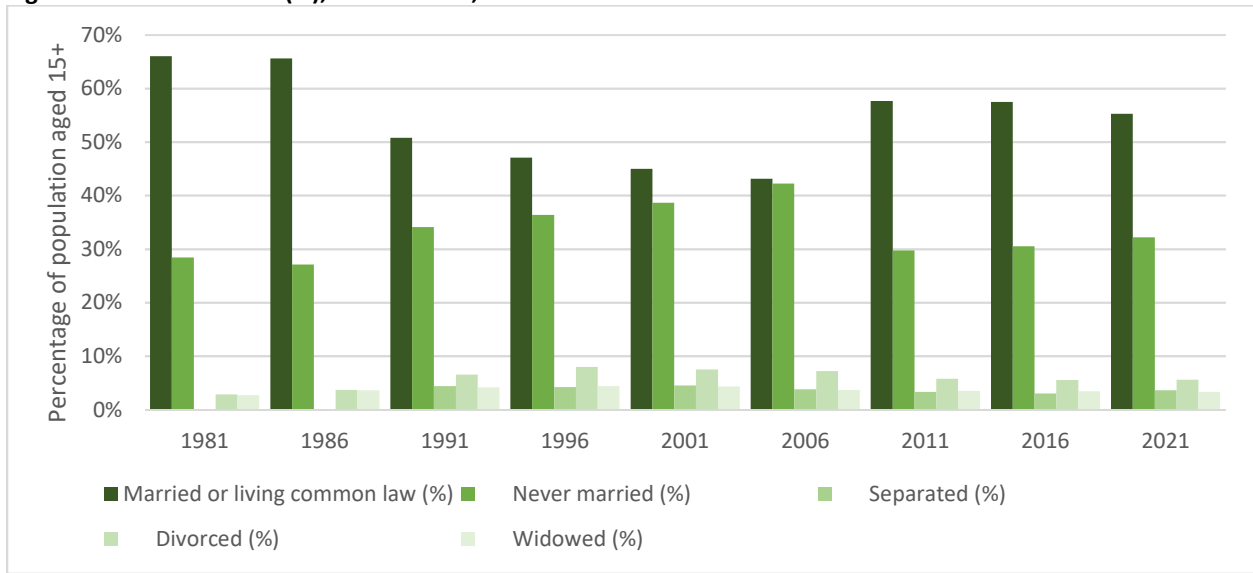
Source: Statistics Canada. 1981 and 2021. Census Program.

Note: In 1981, married includes separated and living in a common-law relationship.

Figure 4.1 introduces total numbers for marital status four decades ago and in the most recent census. The detailed breakdown of marital status for Fort St. John in Figure 4.2 reveals some trends over time. In the 1980s, around two-thirds of the population aged 15 years and older were married or in living common-law. By 2001, only half the population were married or living in common-law, and by 2006 that number dropped to 43%. This translates to a 34% decrease in the proportion of people who were married or living in common-law, between 1986 and 2006. However, after 2006, the proportion of the population married or living in common-law rebounded to 55% in 2021. During the years when the proportion of people living in relationships dropped, consequently, the proportion of singles who had never been married increased to as much as 42.2% in 2006. By 2021, the single population had dropped to around one-third of the population aged 15 years and older. Providing a more detailed insight into the nature of the couple relationships Fort St. John residents live in, Figure 4.3 shows an increase in the proportion of Fort St. John residents aged 15 years and older living in common-law relationships throughout the 1990s and early 2000s. After 2006, that proportion stayed mostly stable around 15%.

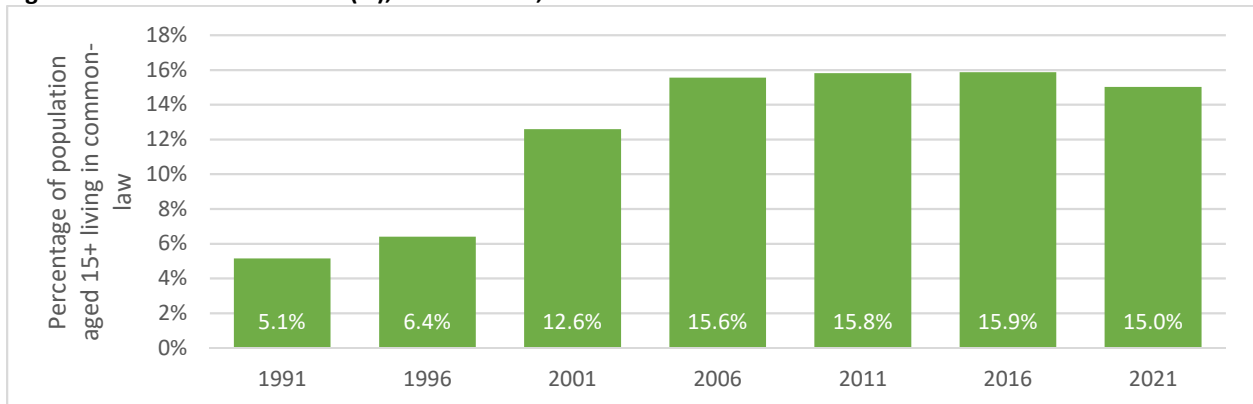
⁶ Statistics Canada. 1981-2021. Census Dictionary.

Figure 4.2 Marital Status (%), Fort St. John, 1981-2021



Source: Statistics Canada. 1981-2021. Census Program.

Figure 4.3 Common-law status (%), Fort St. John, 1991-2021



Source: Statistics Canada. 1991-2021. Census Program.

Statistics Canada’s definition of census family encompasses opposite or same sex couples (married and common law) with or without children (by birth, marriage, common-law union, or adoption). A census family also refers to lone-parents with at least one child living with them, as well as grandparents living with their grandchildren and with no parents present in the household.⁷ Figure 4.4 provides longitudinal data on census family size for Fort St. John since 1981, including a comparison with average provincial and national family size.

Figure 4.5 shows that, from 1991 to 2006, the average size of the census family in Fort St. John was larger than provincial and national averages. However, the overarching trend across all three geographies is towards smaller families. By 2011, the average family size of Fort St. John aligned with the national average of 2.9 persons per census family; however, in 2021, average family size in Fort St. John showed a slightly increasing trend, whereas national and provincial family size remained unchanged for the past three censuses.

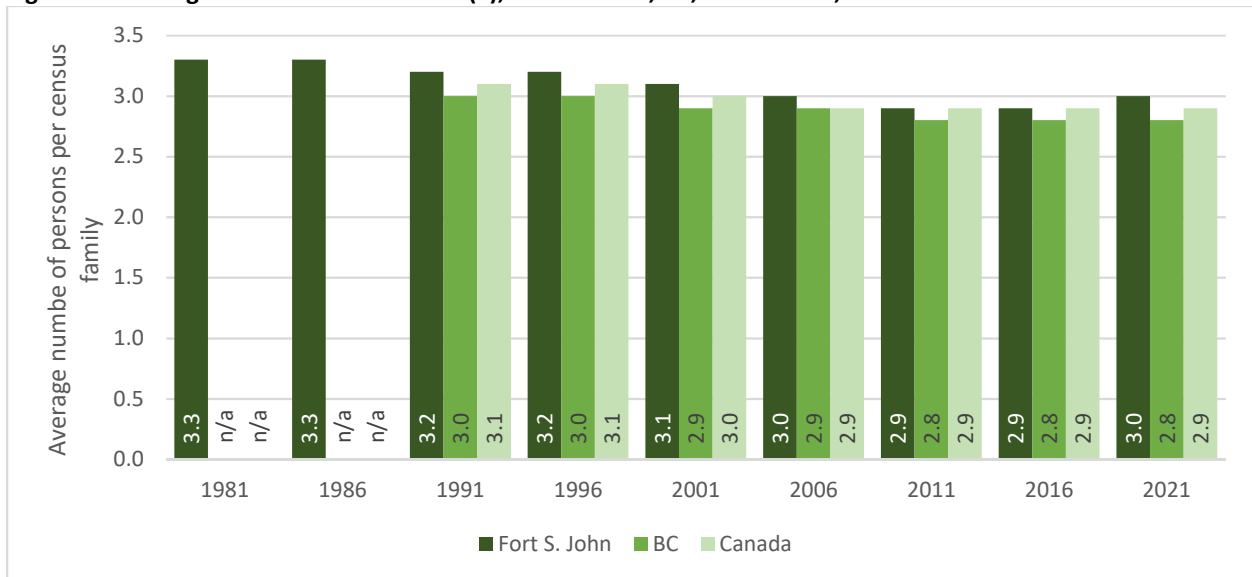
⁷ Statistics Canada. 2021. Census Dictionary.

Figure 4.4 census family by number of persons (#), Fort St. John, 1981-2021

	1981	1986	1991	1996	2001	2006	2011	2016	2021
Total - census families in private households, Fort St. John	3,455	3,410	3,610	3,910	4,235	4,650	4,940	5,310	5,560
2 persons	1,280	1,185	1,360	1,565	n/a	2,120	2,340	2,520	2,630
3 persons	895	785	800	850	n/a	1,055	1,120	1,240	1,290
4 persons	n/a	975	965	960	n/a	970	1,045	1,050	1,075
5 or more persons	n/a	470	485	535	n/a	500	435	510	555

Source: Statistics Canada. 1981-2021. Census Program.

Figure 4.5 Average size of census families (#), Fort St. John, BC, and Canada, 1981-2021



Source: Statistics Canada. 1981-2021. Census Program.

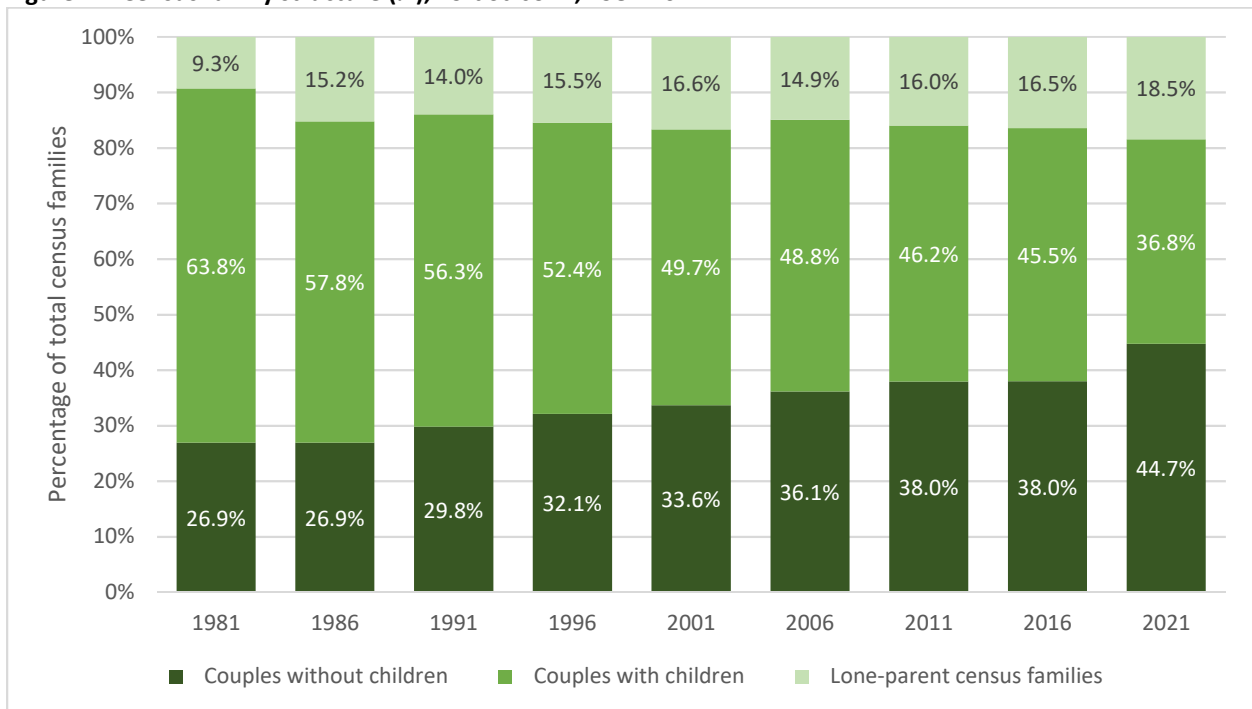
Figure 4.6 outlines census family structure of couple families and lone-parent families over time in total numbers, including information about the number of children in particular family structures. Figure 4.7 summarizes the proportions of couple census families without children, couple families with children, and lone-parent families. In 1981, couple families with children were the predominant census family structure making up over 70% of all families. After that, there was a steady trend towards increasing proportions of couples without children and lone-parent families. By 2021, couples without children were the predominant family structure (45%), while couple families with children had decreased to below 37% of all families and the proportion of lone parent families had increased to over 18% of families.

Figure 4.6 Structure of couple and lone parent census families (#), Fort St. John, 1981-2021

	1981	1986	1991	1996	2001	2006	2011	2016	2021
Total - Couple census families	3,455	2,895	3,100	3,305	3,530	3,955	4,150	4,440	4,530
Couples without children	1,025	920	1,075	1,255	1,425	1,680	1,875	2,020	2,485
Couples with children	2,430	1,975	2,030	2,050	2,105	2,270	2,280	2,420	2,045
1 child	835	605	655	675	745	835	885	945	n/a
2 children	1,010	920	905	870	915	940	985	980	n/a
3 or more children	585	445	460	510	470	500	420	495	n/a
Total - Lone-parent census families	355	520	505	605	705	695	790	875	1,025
1 child	n/a	260	290	320	410	435	470	500	n/a
2 children	n/a	170	140	175	160	210	245	290	n/a
3 or more children	n/a	80	80	120	125	40	80	85	n/a
Female lone-parent families	n/a	420	435	510	535	505	585	655	765
1 child	n/a	210	240	260	300	320	335	n/a	n/a
2 children	n/a	135	125	155	125	150	190	n/a	n/a
3 or more children	n/a	75	70	100	105	25	65	n/a	n/a
Male lone-parent families	n/a	95	75	95	170	190	200	220	260
1 child	n/a	50	50	60	110	115	135	n/a	n/a
2 children	n/a	35	15	20	35	60	55	n/a	n/a
3 or more children	n/a	5	10	20	20	15	15	n/a	n/a

Source: Statistics Canada. 1981-2021. Census Program.

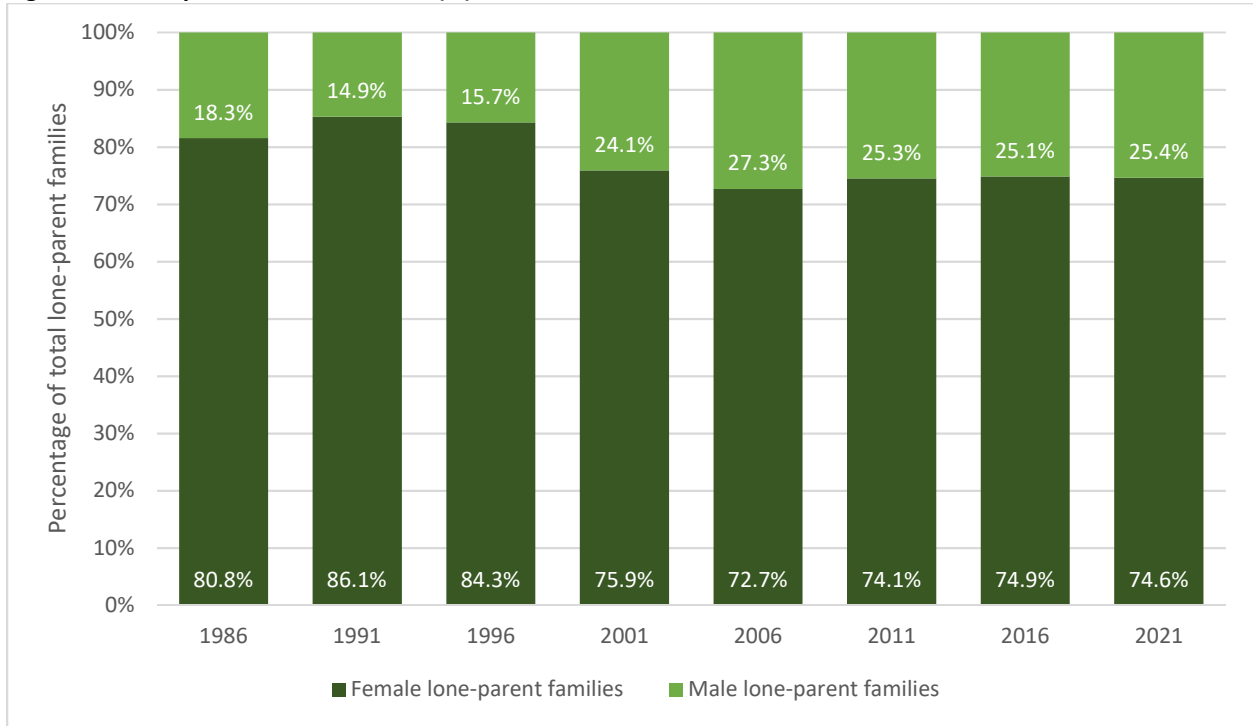
Figure 4.7 Census family structure (%), Fort St. John, 1981-2021



Source: Statistics Canada. 1981-2021. Census Program.

Figure 4.8 shows the proportions of female and male lone-parent families. Lone parent families headed by a female parent consistently made up the majority of lone-parent families in Fort St. John. There was, however, a shift from the late 1990s to the early 2000s towards more male-led lone-parent families. While male lone-parent families made up around 15-18% throughout the 1980s and 1990s censuses, their proportion increased to around one-quarter of all lone-parent families by the 2001 census. Since then, it remained mostly stable around 25%, while female lone-parent families made up around 75% of all lone-parent families since the early 2000s.

Figure 4.8 Lone-parent census families (%), Fort St. John, 1986-2021



Source: Statistics Canada. 1986-2021. Census Program.

5.0 Indigenous population

Statistics Canada identifies several factors affecting the ability to compare Indigenous census data over time: “Users should be aware that point estimates and changes over time are influenced by a combination of natural growth, changes to coverage and to measurement, and other factors affecting how people self-identify.”⁸ As a result, this data should be read with caution.

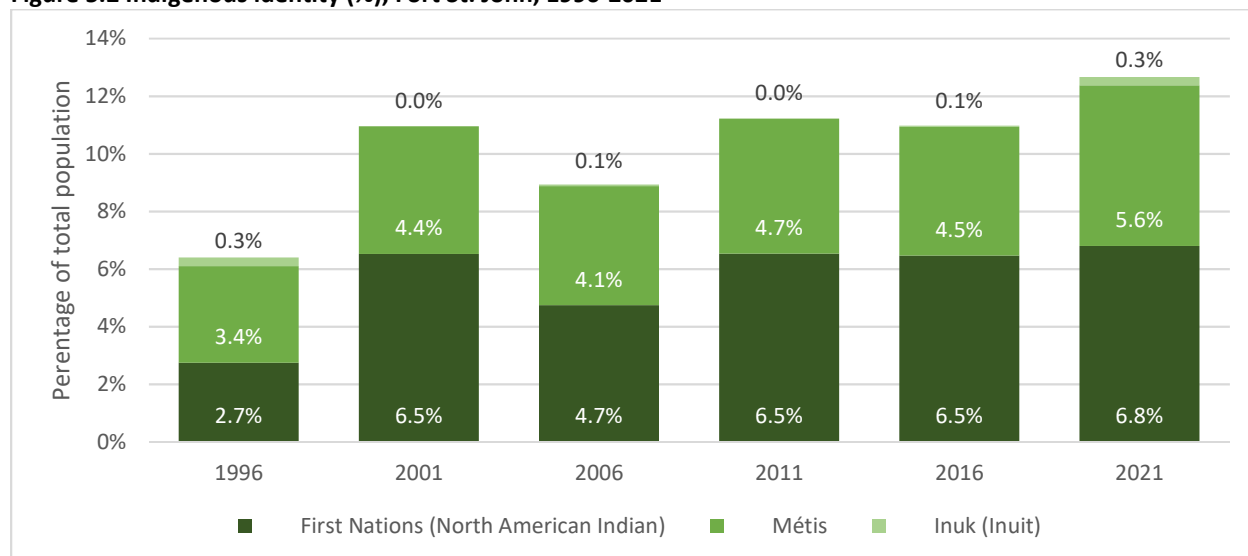
Figure 5.1 Indigenous identity (#), Fort St. John, 1996-2021

	1996	2001	2006	2011	2016	2021
Total population	14,920	15,940	17,300	18,450	19,810	21,170
Total Non-Aboriginal identity	13,890	14,155	15,655	16,330	17,570	18,400
Total - Aboriginal identity	1,030	1,785	1,645	2,120	2,240	2,770
Single Aboriginal responses	955	1,745	1,545	2,070	2,180	2,675
First Nations (North American Indian)	410	1,040	820	1,205	1,280	1,440
Métis	500	705	715	865	885	1,180
Inuk (Inuit)	45	-	10	-	10	60
Multiple Aboriginal responses	10	-	30	35	55	80
Aboriginal responses not included elsewhere	75	35	75	-	10	10

Source: Statistics Canada. 1996-2021. Census Program.

Figure 5.1 introduces the total numbers of the population identifying as Indigenous since 1996. The total Indigenous population grew by 169% between 1996 and 2021, while the total population saw growth of 42% during that time.

Figure 5.2 Indigenous identity (%), Fort St. John, 1996-2021



Source: Statistics Canada. 1996-2021. Census Program.

⁸ Statistics Canada. 2017. “Definitions and concepts.” *Aboriginal Peoples Reference Guide*, Census of Population, 2016. Available at <http://www12.statcan.gc.ca/census-recensement/2016/ref/guides/009/98-500-x2016009-eng.cfm>

The greater proportional growth of the Indigenous population is reflected in Figure 5.2. The proportion of the total Indigenous identity population in Fort St. John grew from close to 7% in 1996 to over 13% in 2021, which translates to a 90% increase in the proportion of Indigenous individuals in the community. Compared to British Columbia (6%) and Canada (5%) in 2021, Fort St. John had a larger Indigenous population. Figure 5.2 also shows that the proportional increases in the Indigenous population mainly occurred in the First Nations population, especially in the 1990s and early 2000s. The Métis community in Fort St. John saw its most notable proportional growth between 1996 and 2001 as well as between 2016 and 2021.

6.0 Visible minority

As Figure 6.1 shows, the 2021 visible minority population in Fort St. John encompassed 3,430 people. The largest visible minority groups in 2021 were South Asian and Filipino by a wide margin, followed by the population identifying as Black.

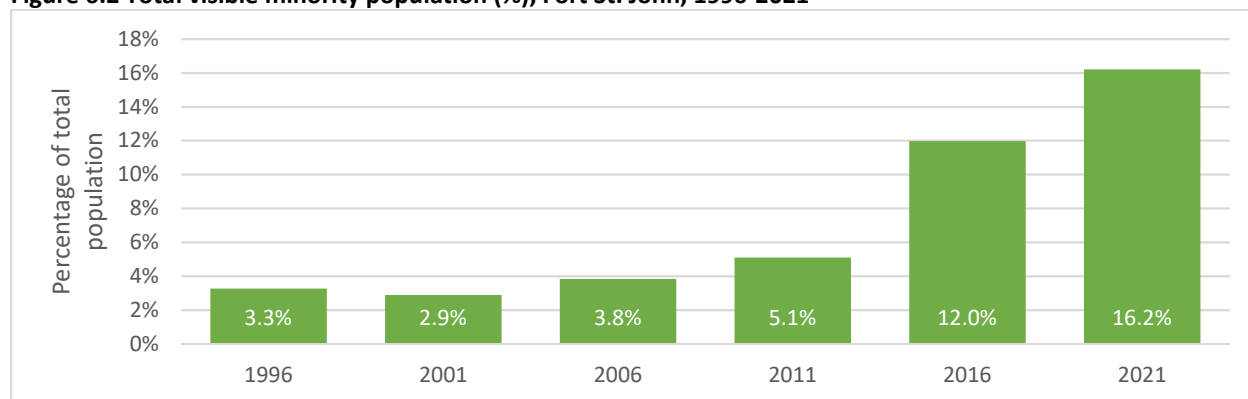
Figure 6.1 Visible minority population characteristics (#), Fort St. John, 1996-2021

	1996	2001	2006	2011	2016	2021
Total - Population in private households	14,920	15,940	17,290	18,450	19,810	21,175
Total - Not a visible minority	14,435	15,475	16,630	17,515	17,435	17,740
Total - Visible minority population	485	460	660	940	2,370	3,430
South Asian	80	45	150	160	595	1,120
Chinese	170	80	120	205	215	160
Black	50	90	100	140	375	435
Filipino	85	100	115	280	630	1,120
Latin American	-	15	45	-	90	85
Arab	10	25	-	10	60	40
Southeast Asian	10	30	-	10	95	105
West Asian	-	-	20	25	60	10
Korean	10	40	70	40	65	125
Japanese	10	15	20	30	90	40
Visible minority; n.i.e.	20	15	20	-	10	70
Multiple visible minorities	40	10	-	35	80	120

Source: Statistics Canada. 1996-2021. Census Program.

Figure 6.2 demonstrates that the population of Fort St. John was becoming more diverse over time as not only the size but also the proportion of the visible minority population had been increasing. From 1996 to 2021, the proportion of the visible minority population grew from 3% to 16% of the total population. The most significant and rapid growth in the visible minority population occurred between 2011 and 2016. In that five-year period, the total number of people identifying as visible minorities in Fort St. John increased by 152%, while the total population only saw 7% growth.

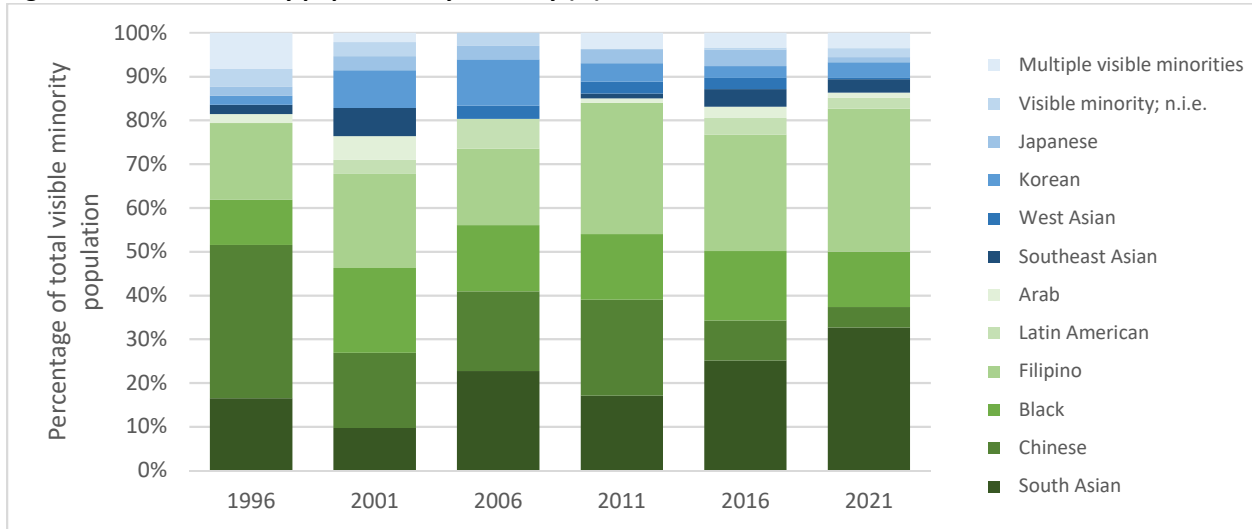
Figure 6.2 Total visible minority population (%), Fort St. John, 1996-2021



Source: Statistics Canada. 1996-2021. Census Program.

Finally, Figure 6.3 outlines which ethnicities made up the visible minority population of Fort St. John and how their distribution changed over time. For example, the mid-1990s saw a large Chinese population in Fort St. John, which decreased from 35% of the total visible minority population in 1996 to 5% in 2021. The South Asian and Filipino populations, on the other hand, saw an increase from 17% and 18% in 1996 respectively to 33% each in 2021.

Figure 6.3 Visible minority population by ethnicity (%), Fort St. John, 1996-2021



Source: Statistics Canada. 1996-2021. Census Program.

7.0 Immigration characteristics

Statistics Canada began collecting data on citizenship at the Census Subdivision (CSD) level in the 1986 census. Besides citizenship, census data also include immigration status and various more detailed immigration variables. It defines immigrants as persons who are, or have ever been, a landed immigrant or permanent resident. This definition includes immigrants who have obtained Canadian citizenship by naturalization.⁹

Figure 7.1 Citizenship (#), Fort St. John, 1986-2021

Citizenship	1981	1986	1991	1996	2001	2006	2011	2016	2021
Total - Population in private households	n/a	n/a	n/a	14,920	15,935	17,295	18,450	19,810	21,170
Canadian citizens	12,445	12,955	13,685	14,525	15,650	16,200	17,695	18,080	18,985
Canadian citizens aged under 18	n/a	n/a	n/a	n/a	n/a	4,555	4,660	4,655	5,105
Canadian citizens aged 18 and over	n/a	n/a	n/a	n/a	n/a	12,365	13,035	13,425	13,880
Not Canadian citizens	n/a	325	370	395	290	375	755	1,735	2,185

Source: Statistics Canada. 1986-2021. Census Program.

Figure 7.1 indicates that 10% of the total population in Fort St. John did not have Canadian citizenship in 2021, the highest proportion without Canadian citizenship since Statistics Canada started collecting data on citizenship.

Figure 7.2 Immigration status (#), Fort St. John, 1986-2021

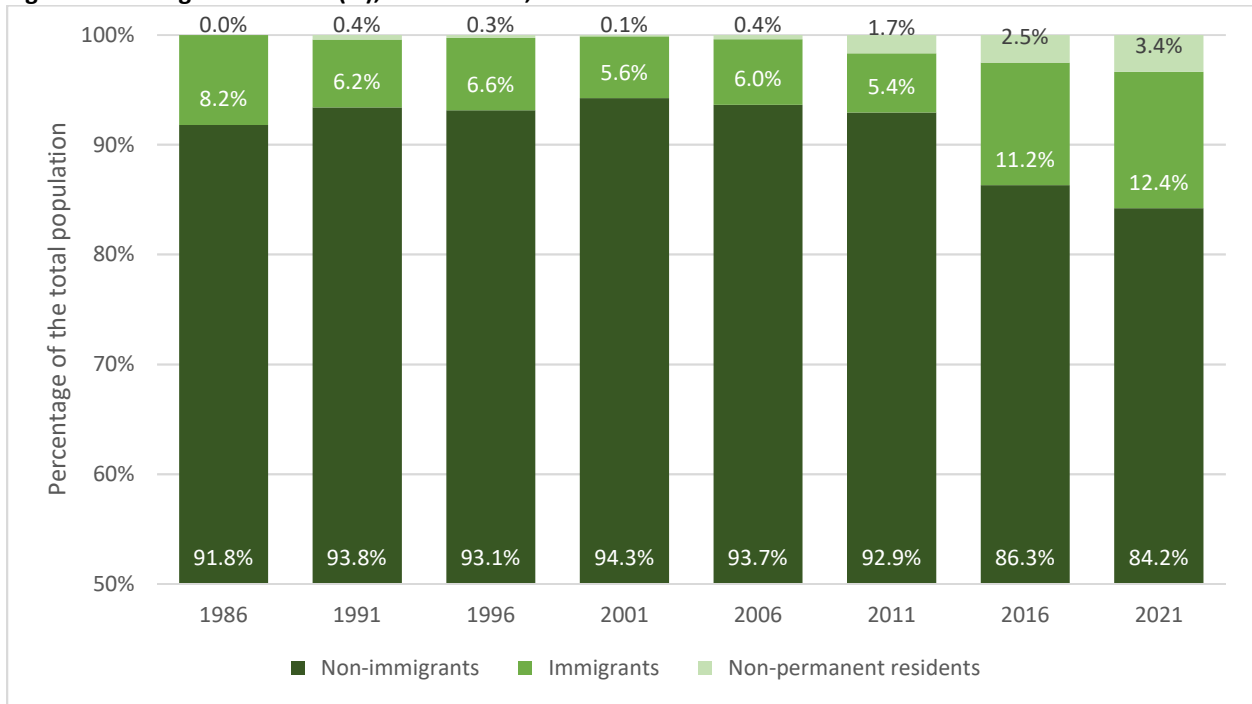
Immigration status	1986	1991	1996	2001	2006	2011	2016	2021
Total - Immigrant status and period of immigration for the population in private households	13,270	13,995	14,920	15,935	17,295	18,450	19,810	21,170
Non-immigrants	12,180	13,125	13,895	15,020	16,200	17,145	17,095	17,825
Immigrants	1,090	870	985	900	1,030	995	2,210	2,630
Non-permanent residents	n/a	60	40	20	70	310	500	715

Source: Statistics Canada. 1986-2021. Census Program.

Data on immigration status confirms that there had been a recent increase in immigration to Fort St. John in 2021. This likely contributed to the diversification of the population. Figure 7.2 provides total numbers on immigration status. Figure 7.3 illustrates the proportional increases in immigrants and non-permanent residents in Fort St. John over time. In 1986, 8% of the population were immigrants, and there were no non-permanent residents noted in the city. Non-permanent residents are those persons from another country who have work or study permits, or who are refugee claimants. By 2021, the proportion of immigrants increased to over 12% and non-permanent residents made up over 3% of the total Fort St. John population.

⁹ Statistics Canada. 2021. Census Dictionary.

Figure 7.3 Immigration status (%), Fort St. John, 1986-2021



Source: Statistics Canada. 1986-2021. Census Program.

The period of immigration refers to the time when an immigrant first obtained either landed immigrant status or permanent resident status.¹⁰ Figure 7.4 reflects the recent increase in immigration as 58% of all immigrants living in Fort St. John at the time of the 2021 census arrived between 2011 and 2021.

Figure 7.4 Period of immigration (#), Fort St. John, 2021

	Total	Men	Women
Total immigrant population	2,630	1,280	1,355
Before 1980	270	120	145
1980 to 1990	85	35	50
1991 to 2000	200	95	105
2001 to 2010	540	245	290
2011 to 2015	680	295	380
2016 to 2021	855	480	375

Source: Statistics Canada. 2021. Census Program.

While the 2018 profile noted that 52% of immigrants in Fort St. John in 2016 were children and youth under the age of 25, indicating that families were immigrating together, that proportion decreased to 43% in 2021 (Figure 7.5). A total of 51% of immigrants arrived when they were in the young working age cohorts between 25 to 44 years of age, and only 7% arrived when they were older adults (45 years and over). The fact that immigrants are mostly of working age suggests that employment may be the main reason for choosing to come to Fort St. John.

¹⁰ Statistics Canada. 2021. Census Dictionary.

Figure 7.5 Age at immigration (#), Fort St. John, 2021

Age at immigration 2021	Total	Men	Women
Total immigrant population	2,630	1,280	1,355
Under 5 years	185	70	120
5 to 14 years	460	240	220
15 to 24 years	480	245	235
25 to 44 years	1330	640	695
45 years and over	175	90	85

Source: Statistics Canada. 2021. Census Program.

Figure 7.6 shows the places of origin for recent immigrants who arrived in Canada in between 2016 and 2021. Making up 70% of the total recent immigrant population, the Philippines and India continued to be the countries of origin for the largest group of recent immigrants residing in Fort St. John in 2021. While 51.5% of the total immigrant population in Fort St. John in 2021 consisted of women, the female proportion of recent immigrants was only 43.9%.

Figure 7.6 Selected places of birth for the recent immigrant population (#), Fort St. John, 2021

	Total	Men	Women
Recent immigrants	855	485	375
Brazil	15	10	10
Jamaica	40	30	15
Mexico	20	0	20
United States	35	20	15
Other places in the Americas	10	10	0
Russian Federation	15	10	0
United Kingdom	10	10	0
Other places in Europe	25	20	10
Nigeria	30	10	15
India	240	155	85
South Korea	30	10	15
Philippines	355	175	165
Other places in Asia	10	0	10
Australia	10	10	0

Source: Statistics Canada. 2021. Census Program.

Note: Due to rounding by Statistics Canada, totals do not add up to 100%.

8.0 Education

Education is linked to community well-being in many ways, including employment, community capacity, income, and health.¹¹ Statistics Canada conceptualizes educational attainment according to a hierarchy that progresses, in ascending order, from elementary school to secondary school, college, and university. For instance, if a person has a trade certificate and a bachelor's degree, the latter is considered their highest educational attainment.

The historical comparability of educational attainment is limited because of changes to definitions and the addition of categories. For instance, prior to the 2001 census, Statistics Canada enumerated for the category "Other non-university education only", which included trades certificate and college diploma. Separate categories for trades certificate and college were introduced in the 2001 census. Further, starting in the 2006 census, the category "No certificate, diploma, or degree" was introduced, where previously there were more nuanced categories such as "Less than grade 9" and "Grades 9 to 13, without secondary certificate." In addition, in the 2006 census, Statistics Canada began enumerating for university degrees above the bachelor level, with categories for different graduate and medical degrees. However, the 2011 National Household did not include these advanced degrees, which were reintroduced in the 2016 census. Given the difficulties with historical comparability, the data presented below is for the 2006 to 2021 period, covering the working age population (25 to 64 years).

Figure 8.1 provides the total numbers of the working age population of Fort St. John with each respective highest level of education for each census period since 2006. This gives an indication of current capacities and qualifications in the city. Figure 8.2 compares the proportions of education levels in the working age cohorts of Fort St. John and British Columbia. It shows that people aged 25 to 64 years in Fort St. John were more likely not to have graduated from high school (13% compared to 8% in BC) or not to have pursued any post-secondary education (32% compared to 26%). The Fort St. John working age population also had a higher proportion of people with trades qualifications (14% compared to 8% in BC). The most pronounced gap could be found in post-secondary education at bachelor level or above with 21% of the Fort St. John working age population compared to 35% for British Columbia. The findings likely do not solely reflect upon the education system but may also be connected to the availability and attractiveness of career pathways requiring minimal formal education. The findings do, however, have implications for the population and the community; limited education limits the range of opportunities for individuals as well as the capacity available to the community.

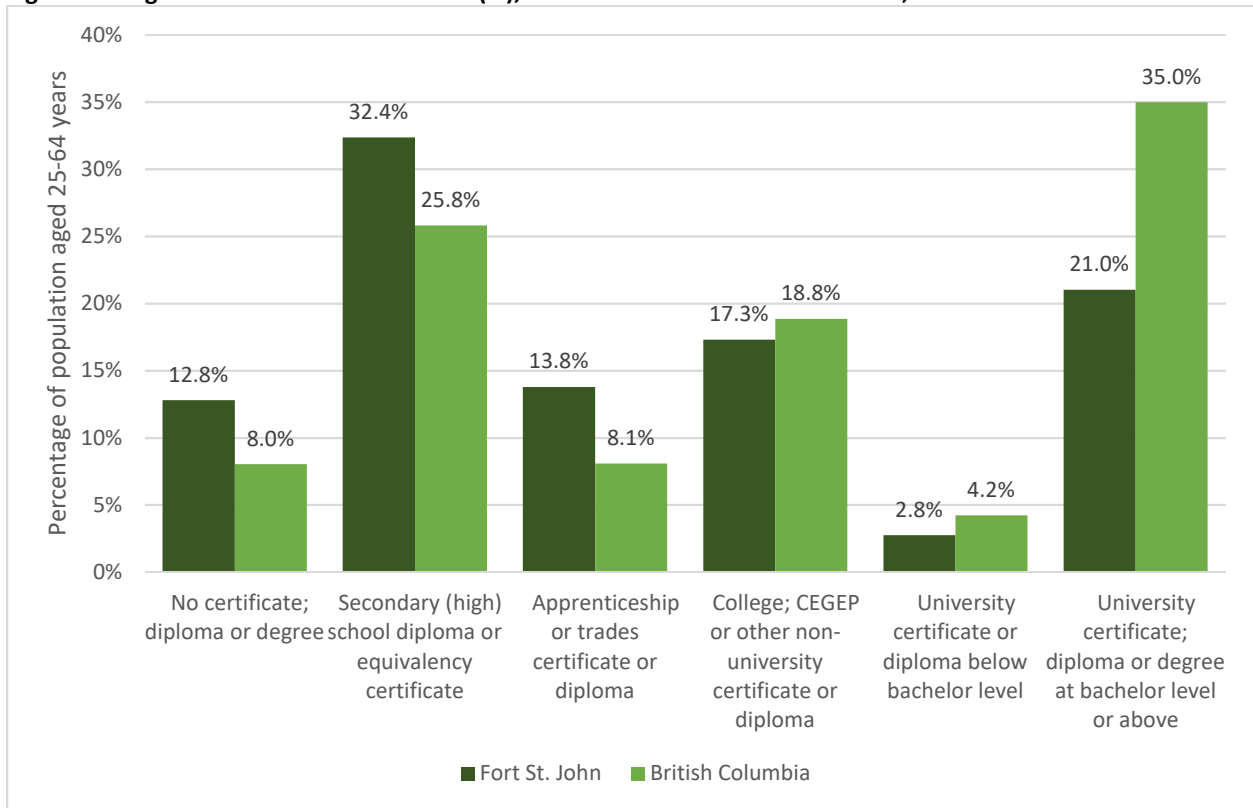
¹¹ Public Health Agency of Canada. 2013. "What Makes Canadians Healthy or Unhealthy?" Available at <https://www.canada.ca/en/public-health/services/health-promotion/population-health/what-determines-health/what-makes-canadians-healthy-unhealthy.html>

Figure 8.1 Highest educational attainment (#), Fort St. John, 2006-2021

	2006	2011	2016	2021
Total - Highest certificate; diploma or degree for the population aged 25 to 64 years in private households - 25% sample data	9,325	10,525	11,425	12,155
No certificate; diploma or degree	1,830	1,640	1,410	1,555
Secondary (high) school diploma or equivalency certificate	2,620	3,145	3,825	3,935
Postsecondary certificate; diploma or degree	n/a	5,740	6,190	6,670
Apprenticeship or trades certificate or diploma	1,420	1,790	1,695	1,675
Trades certificate or diploma other than Certificate of Apprenticeship or Certificate of Qualification	n/a	n/a	560	565
Certificate of Apprenticeship or Certificate of Qualification	n/a	n/a	1,140	1,115
College; CEGEP or other non-university certificate or diploma	1,980	2,180	2,185	2,105
University certificate or diploma below bachelor level	320	405	320	335
University certificate; diploma or degree at bachelor level or above	1,150	1,360	1,985	2,555
Bachelor's degree	780	1,010	1,500	1,890
University certificate or diploma above bachelor level	95	355	85	190
Degree in medicine; dentistry; veterinary medicine or optometry	20	n/a	40	45
Master's degree	215	n/a	325	375
Earned doctorate	45	n/a	35	55

Source: Statistics Canada. 2006-2021. Census Program.

Figure 8.2 Highest educational attainment (%), Fort St. John and British Columbia, 2021



Source: Statistics Canada. 2021. Census Program.

The six-year completion rate is an indicator of the success of a school system. Six-year completion rate refers to “the proportion of students who graduate, with a British Columbia Certificate of Graduation or British Columbia Adult Graduation Diploma, within six years from the first time they enroll in Grade 8, adjusted for migration in and out of British Columbia.”¹²

Figure 8.3 Six-year completion rate (%), SD 60 Peace River North, 2013-2023

	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023
Total - Students	64.8	66.0	68.8	74.3	76.3	75.7	76.6	75.7	78.3	83.3
Female	69.1	67.5	68.3	77.9	77.4	81.1	77.6	75.3	79.5	87.0
Male	60.6	64.5	69.3	70.8	75.2	69.6	75.7	76.1	77.0	79.7
Indigenous	34.2	55.4	44.9	64.8	63.7	65.4	65.4	67.5	60.2	79.4
Non-Indigenous	73.1	68.9	75.2	77.2	79.8	78.5	80.1	77.9	83.0	84.5

Source: BC Ministry of Education.

Figure 8.4 Six-year completion rate (%), SD 59 Peace River South, 2013-2023

	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023
Total - Students	74.2	77.2	82.9	84.3	77.3	82.6	84.7	85.5	81.9	78.7
Female	82.5	84.7	88.3	89.6	85.1	83.4	88.1	89.1	87.8	85.0
Male	67.7	70.0	78.3	79.3	69.4	81.8	81.3	82.3	76.4	70.4
Indigenous	61.8	68.4	77.5	64.0	63.7	73.2	78.8	72.6	66.0	68.3
Non-Indigenous	80.7	81.2	85.6	93.1	85.1	87.4	87.6	92.1	90.8	84.9

Source: BC Ministry of Education.

Figure 8.5 Six-year completion rate (%), Province of British Columbia, 2013-2023

	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023
Total - Students	87.3	87.4	87.2	87.7	88.7	89.3	89.9	90.5	91.7	92.1
Female	89.6	89.6	89.6	89.8	90.7	91.6	92.0	92.4	93.3	93.8
Male	85.1	85.4	85.0	85.7	86.9	87.1	88.0	88.8	90.3	90.5
Indigenous	61.7	63.0	63.9	65.9	69.0	69.2	70.7	72.4	74.6	73.7
Non-Indigenous	90.5	90.5	90.2	90.6	91.3	92.0	92.5	93.0	94.1	94.6

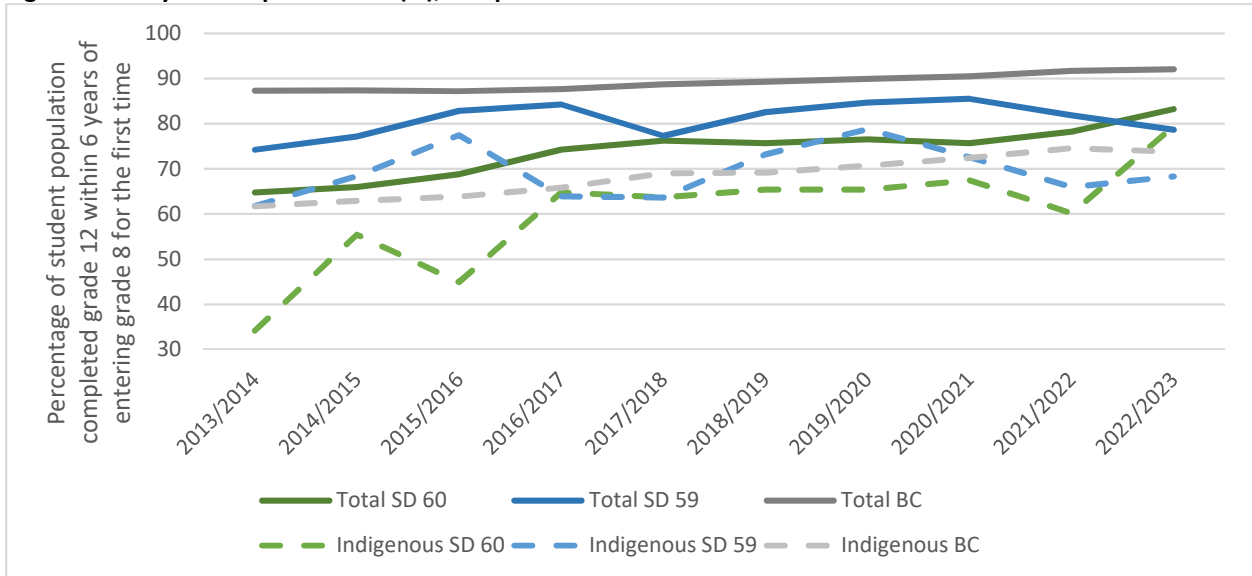
Source: BC Ministry of Education.

Fort St. John belongs to School District 60 Peace River North. Figures 8.3, 8.4, and 8.5 provide the six-year completion rates for students in Peace River North, Peace River South, and the province respectively over the past 10 school years. Figure 8.6 depicts total and Indigenous rates in a direct comparison. The latest six-year completion rate for the total student body for SD 60 (83.8%) was higher than the SD 59 rate (78.7%) but below the provincial rate (92.1%). The numbers also show that the Indigenous completion rates were below completion rates for non-Indigenous students. SD 60 saw the most improved long-term trends compared to SD 59 and BC, although with fluctuations as is common

¹² BC Ministry of Education. “Six-Year Completion Rate.” *Glossary*. Available at <http://www.bced.gov.bc.ca/reporting/glossary.php?initLetter=All#sycr>

for smaller non-metropolitan communities. Recent developments especially show an increase in six-year completion in SD 60 and a notable decrease in the gap between Indigenous and total completion rates.

Figure 8.6 Six-year completion rate (%), comparison



Source: BC Ministry of Education.

9.0 Health

Data on health indicators are not collected at the Census Subdivision (CSD) level, but at the regional level. Fort St. John belongs to the Peace River North Local Health Area (LHA), which in turn is part of the Northeast Health Service Delivery Area. Figure 9.1 shows that 56.4% of people in the Northeast Health Service Delivery Area perceived their general health as very good or excellent in 2020, compared to 60.0% of the BC population. Whereas women in the Northeast Health Service Delivery Area were more likely to rate their general health as very good or excellent (62.2%), they perceived their mental health less favourably, and were least likely to report very good or excellent mental health (56.1%). This was a notable change from earlier data collection periods.

Figure 9.1 Health status population aged 12 years and over (%), 2019/2020

	Northeast Health Service Delivery Area	British Columbia
Perceived health, very good or excellent	56.4	60.0
Male	50.9	60.6
Female	62.2	59.5
Perceived mental health, very good or excellent	60.4	62.9
Male	64.4	66.6
Female	56.1	59.5

Source: Statistics Canada. 2019/2020. Canadian Community Health Survey.

Figure 9.2 indicates that people in the Northeast Health Service Delivery Area generally had a higher reported incidence of unhealthy lifestyle habits than the province. The proportion of people overweight or obese was nine percentage points higher for men and 20 percentage points higher for women compared with the province. While rates improved over time across both geographies, there continued to be higher rates of smoking and heavy drinking in the Northeast compared to the province.

Figure 9.2 Lifestyle habits population aged 12 years and over (%), 2019/2020

	Northeast Health Service Delivery Area	British Columbia
Body mass index, self-reported (18 years and over), overweight or obese	73.4	58.8
Male	74.1	65.1
Female	72.4	52.4
Current smoker, daily or occasional	19.2	10.6
Male	21.0	12.7
Female	10.6	8.5
Heavy drinking	15.2	17.6
Male	23.3	20.5
Female	6.7	14.7

Source: Statistics Canada. 2019/2020. Canadian Community Health Survey.

Note: Body mass index for youth aged 12-17 years is reported separately. Data for the Northeast Health Service Delivery Area was deemed too unreliable to publish by Statistics Canada.

Health data profiles are not updated with the same regularity and format consistency as, for example, census data. Therefore, the same profile and regional comparison provided in the first edition of this profile was not available for the second edition. Figure 9.3 lists more recent chronic health variables. A direct comparison with data from the first edition suggests a deterioration in cancer rates. A comparison of myocardial infarction over time was not possible as datasets refer to different population groups.

Figure 9.3 Chronic diseases (#), most recent

	Fort St. John Community Health Service Area
All cancers, crude incidence, all ages (per 100,000, per year), 2016-2020	426.3
Hospitalized acute myocardial infarction, age 20+ (per 1,000), 2020-2021	19.3

Source: BC Community Health Data. 2024. Health Status and Chronic Disease.

Life expectancy increased overall, with the greatest increase noted for men. Figure 9.4 indicates a life expectancy of 77.6 years for men, and 83 years for women in the Peace River North LHA, which were 3 years and 1.6 years shorter for men and women respectively than the provincial life expectancy. This meant the gap for men in the Peace River North LHA compared to the province decreased between the 2007-2011 measure and 2011-2015 measure, while the gap for women stayed the same.

Figure 9.4 Life expectancy in years (#), 2011-2015 average

	Peace River North Local Health Area	British Columbia
Total	80.1	82.6
Male	77.6	80.6
Female	83.0	84.6

Source: BC Centre for Disease Control. 2024. Fort St. John Community Health Profile.

10.0 Mobility and migration

Mobility and migration provide insight into the movement of the population within the Census Subdivision (CSD) and into movement outside the community. Since 1991, Statistics Canada has been enumerating for mobility status, with respondents indicating whether they lived in the same residence as five years before. Those who remained at the same addresses as the one at which they resided five years earlier are classified “non-movers”. Those who are living at a different address than the one at which they resided five years earlier are classified “movers”. Movers are further broken down to reflect their movement within or outside the CSD. “Non-migrants” are movers who are living in the same CSD, but who have moved to a new residence within the last five years. “Migrants” are movers who were residing in a different CSD five years earlier. Migrants are further broken down; “internal migrants” refer to movers who lived in a different CSD within Canada five years earlier. “External migrants” are movers who were living outside Canada five years earlier. Internal migrants are further broken down into “intraprovincial migrants” – those living in a different CSD but in the same province five years earlier – and “interprovincial migrants” – those who were living in a different CSD in a different province five years earlier.¹³ Figure 10.1 provides total numbers for five-year mobility in Fort St. John and British Columbia as per the 2021 census.

Figure 10.1 Mobility status 5 years ago (#), Fort St. John and British Columbia, 2021

	Fort St. John	British Columbia
Total - Mobility status 5 years ago	20,785	4,699,740
Non-movers	16,745	2,639,500
Movers	4,040	2,060,245
Non-migrants	2,710	757,040
Migrants	1,335	1,303,200
Internal migrants	1,185	1,016,025
Intraprovincial migrants	785	799,455
Interprovincial migrants	400	216,565
External migrants	150	287,175

Source: Statistics Canada. 2021. Census Program.

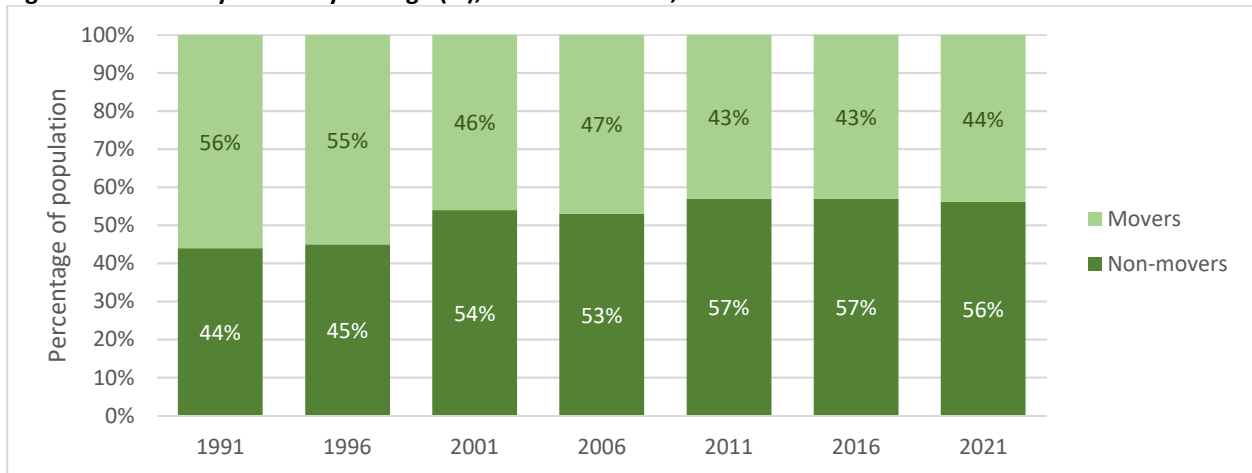
Figure 10.2 Mobility status 5 years ago (%), Fort St. John, 1991-2021



Source: Statistics Canada. 1991-2021. Census Program.

¹³ Statistics Canada. 2021. Census Dictionary.

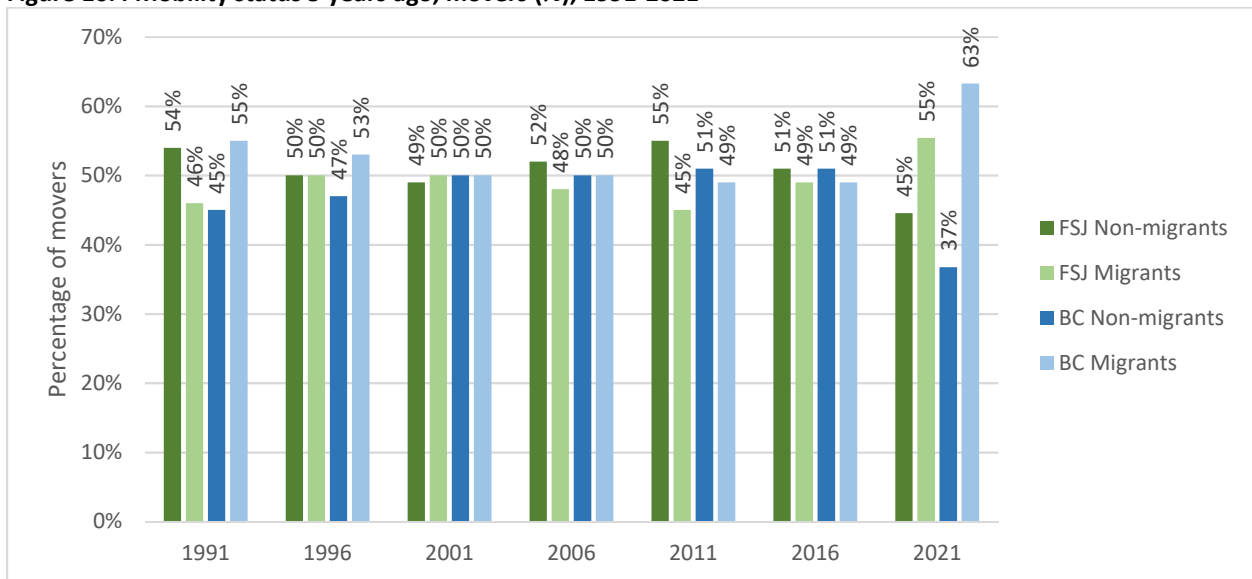
Figure 10.3 Mobility status 5 years ago (%), British Columbia, 1991-2021



Source: Statistics Canada. 1991-2021. Census Program.

Figures 10.2 and 10.3 indicate that there was considerable mobility within Fort St. John when compared with mobility within BC. Between 1991 and 2021, a majority of the Fort St. John population had moved within the last five years. However, over that same period, the prevailing trend continued to be a decrease in moving, with a 16 percentage point increase in non-movers. This downward trend in moving was similar to that experienced by the province as a whole.

Figure 10.4 Mobility status 5 years ago, movers (%), 1991-2021

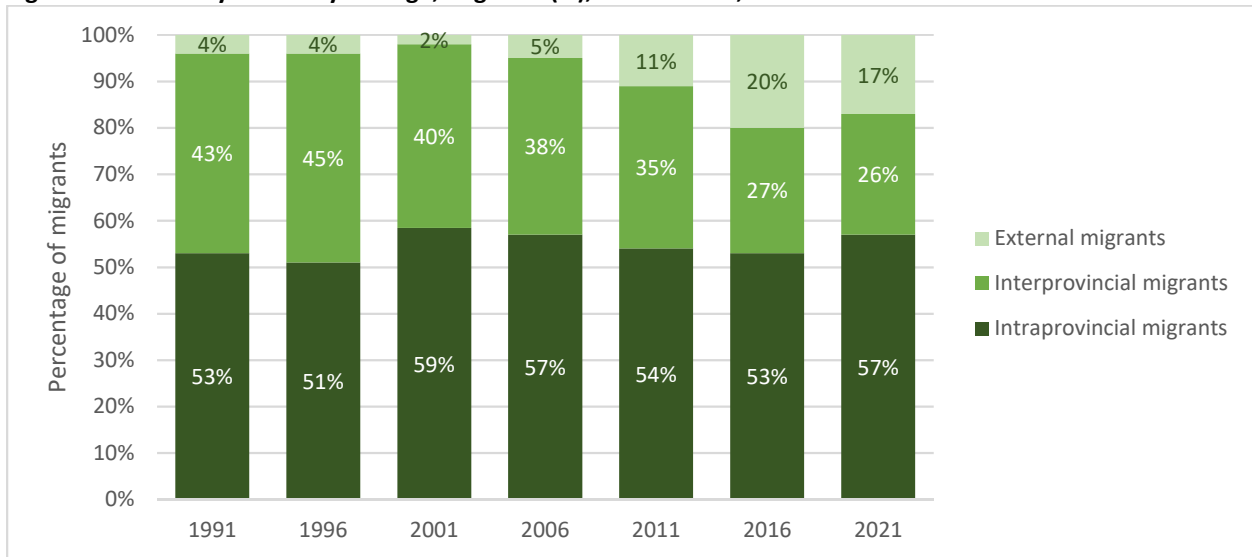


Source: Statistics Canada. 1991-2021. Census Program.

Figure 10.4 shows that the ratio of non-migrants to migrants, which had remained fairly even since 1991, changed over the last census period. By 2021, for the first time, movers in Fort St. John were notably more likely to be migrants. A similar trend in BC can be observed for BC with an even more pronounced change during the last census period. In 2021, non-migrants accounted for 45% of movers, with 55% of movers having moved to Fort St. John from another CSD. The province noted 37% of movers as non-migrants, while 63% had moved to different CSDs.

Figure 10.5 breaks down the composition of migrants to Fort St. John, revealing two notable trends. First, there was significant overall growth in external migrants. The lowest proportion of external migrants was recorded in 2001 with 2%, and the highest in 2016 with 20%. By 2021, 17% of migrants came from outside of Canada. This means that Fort St. John continued to attract international migrants.

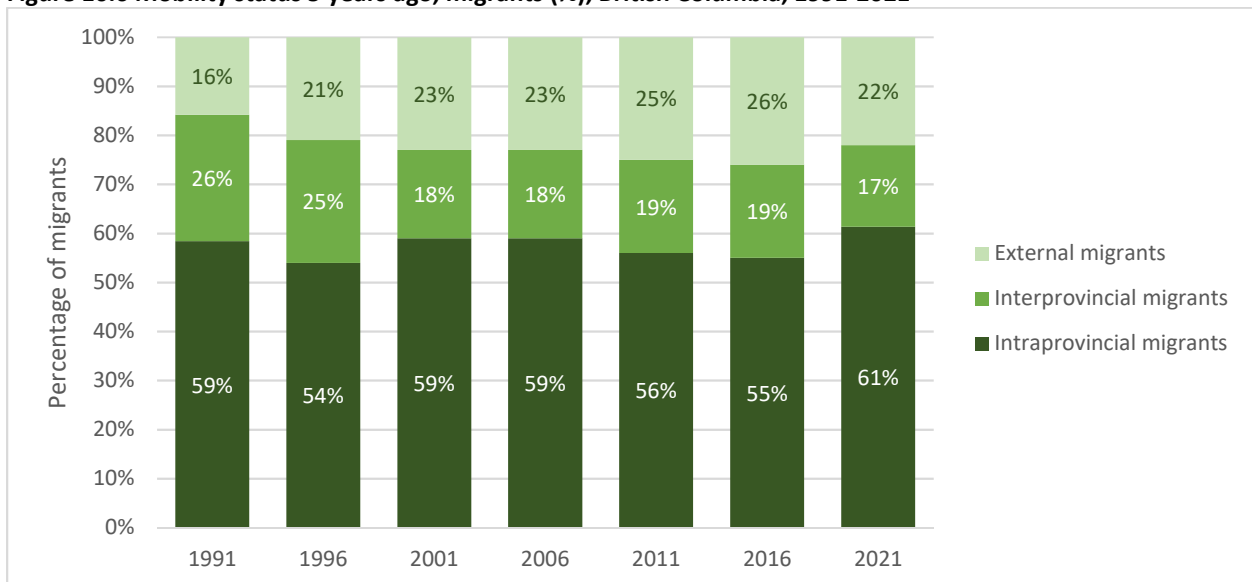
Figure 10.5 Mobility status 5 years ago, migrants (%), Fort St. John, 1991-2021



Source: Statistics Canada. 1991-2021. Census Program.

Figure 10.6 shows the composition of migrants BC-wide to offer perspective into the changing migration patterns to Fort St. John. For both geographies, migration from other provinces, “interprovincial migration”, shows declining trends over time, while the proportion remained higher in Fort St. John compared to BC.

Figure 10.6 Mobility status 5 years ago, migrants (%), British Columbia, 1991-2021



Source: Statistics Canada. 1991-2021. Census Program.

11.0 Housing

Housing data describes the tenure, characteristics, and conditions of the housing stock in a community, as well as the dynamics of the local housing market. According to Figure 11.1, the occupied housing stock in Fort St. John grew by 10.6% between 2016 and 2021 to a total of 8,780 occupied private dwellings.

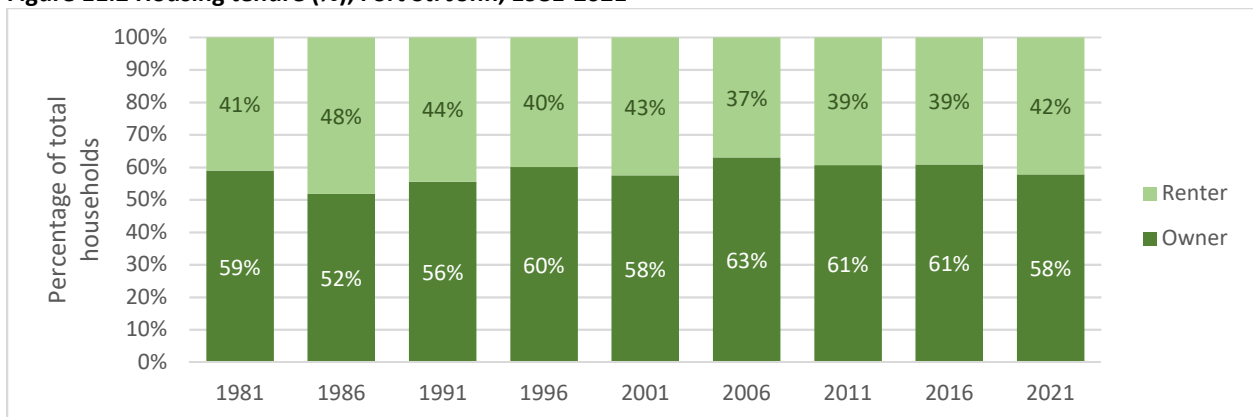
Figure 11.1 Total occupied private dwellings (#), Fort St. John 1981-2021

	1981	1986	1991	1996	2001	2006	2011	2016	2021
Total - Occupied private dwellings	4,590	4,745	5,180	5,490	6,160	6,875	7,480	7,935	8,780

Source: Statistics Canada. 1981-2021. Census Program.

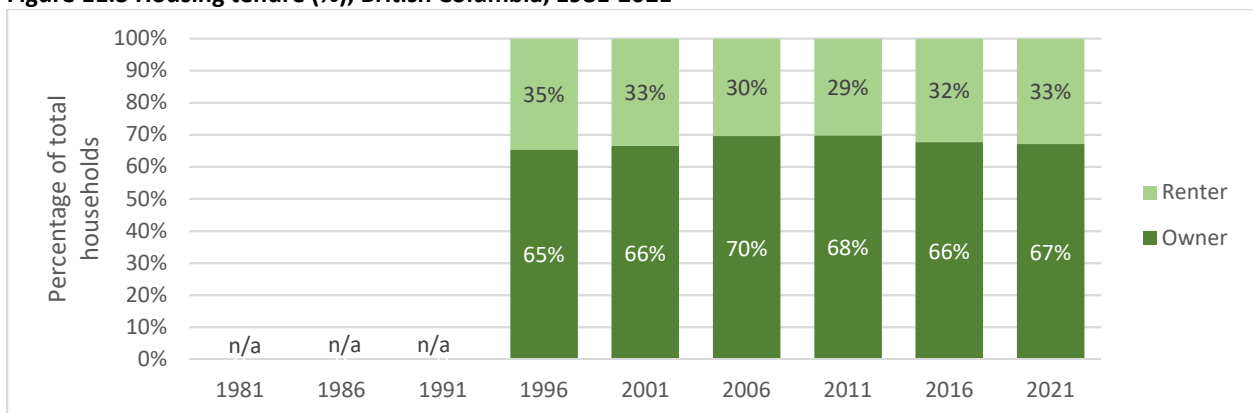
Figure 11.2 indicates that 58% of private dwellings in Fort St. John were owned in 2021, with the remaining 42% rented to tenants. Overall, the share of owners to renters remained stable since 1981 with some fluctuations and a recent downward trend. The ownership rate in Fort St. John was lower compared to the provincial average. According to the 2021 census, 67% of private dwellings were owned in BC, with 33% rented to tenants (Figure 11.3).

Figure 11.2 Housing tenure (%), Fort St. John, 1981-2021



Source: Statistics Canada. 1981-2021. Census Program.

Figure 11.3 Housing tenure (%), British Columbia, 1981-2021



Source: Statistics Canada. 1981-2021. Census Program.

Note: Consistent tenure breakdown was not available from public datasets prior to 1996.

Figure 11.4 details the costs of home ownership in Fort St. John. Since 1981, the average value of homes has increased 413%. After two decades of increasing home values, there was a decrease in average value of 6% between 2016 and 2021. Figure 11.4 also shows that the growing resilience noted among owner households in the 2016 census saw a slight decline between 2016 and 2021 with an increase in owner households paying 30% or more of their income on shelter costs from 9.4% in 2016 to 10.2% in 2021.

Figure 11.4 Costs for owner households, Fort St. John, 1981-2021

	1981	1986	1991	1996	2001	2006	2011	2016	2021
Total - Owner households in private dwellings	n/a	1,935	2,225	2,465	3,535	4,325	4,540	4,830	5,065
% of owner households with a mortgage	n/a	n/a	n/a	n/a	n/a	n/a	74.1	77.1	73.4
% of owner households spending 30% or more of its income on shelter costs	n/a	11.6	9.7	9.3	14.0	15.6	19.2	9.4	10.2
Average monthly shelter costs for owned dwellings (CAD)	516	550	685	696	879	1,118	1,327	1,622	1,660
Average value of dwellings (CAD x 1000)	71.2	55.4	71.6	102.6	128.2	223.4	301.2	387.7	365.2

Source: Statistics Canada. 1981-2021. Census Program.

Figure 11.5 shows the provincial figures for home ownership costs. A comparison between Figures 11.4 and 11.5 indicates that Fort St. John has a higher proportion of owner households with mortgages, 73.4%, compared with the provincial rate of 57.5%. This can be partly attributed to the younger population of Fort St. John. In 2021, the average value of private dwellings in BC was 169% greater than in Fort St. John. The average monthly shelter costs of homeowners in Fort St. John were 0.5% below the provincial average, whereas they had been higher in the previous census period. Homeowners in Fort St. John continued to be more financially resilient. The 2021 home owner vulnerability rate of 10.2% compared to 19.3% in BC.

Figure 11.5 Costs for owner households, British Columbia, 2006-2021

	2006	2011	2016	2021
Total - Owner households in private dwellings	1,118,160	1,202,000	1,242,600	1,330,795
% of owner households with a mortgage	n/a	57.3	58.6	57.5
% of owner households spending 30% or more of its income on shelter costs	22.7	23.8	20.7	19.3
Average monthly shelter costs for owned dwellings (CAD)	1,119	1,228	1,387	1,668
Average value of dwellings (CAD x 1,000)	418.7	543.6	720.7	983.0

Source: Statistics Canada. 2006-2021. Census Program.

While renter vulnerability had been decreasing, Figure 11.6 shows that renters in Fort St. John continued to be more financially vulnerable than owners. In 2021, 25% of tenant households were spending 30% or more of their income on shelter costs.

Figure 11.7 provides the provincial data for tenant households. Renters in Fort St. John continued to be more financially resilient than the province as a whole in 2021. Contributing to this may have been the slightly lower average rental costs compared to BC.

Figure 11.6 Costs for tenant households, Fort St. John, 1981-2021

Cost of private dwellings	1981	1986	1991	1996	2001	2006	2011	2016	2021
Total - Tenant households in private dwellings	n/a	1,150	1,030	1,035	2,620	2,545	2,940	3,105	3,710
% of tenant households in subsidized housing	n/a	n/a	n/a	n/a	n/a	n/a	9.8	8.9	8.6
% of tenant households spending 30% or more of its income on shelter costs	n/a	33.5	26.2	68.6	31.3	32.2	35.8	29.5	25.0
Median monthly shelter costs for rented dwellings (CAD)	n/a	n/a	n/a	n/a	n/a	n/a	936	1,205	1,200
Average monthly shelter costs for rented dwellings (CAD)	458	425	496	584	694	857	1,015	1,275	1,239

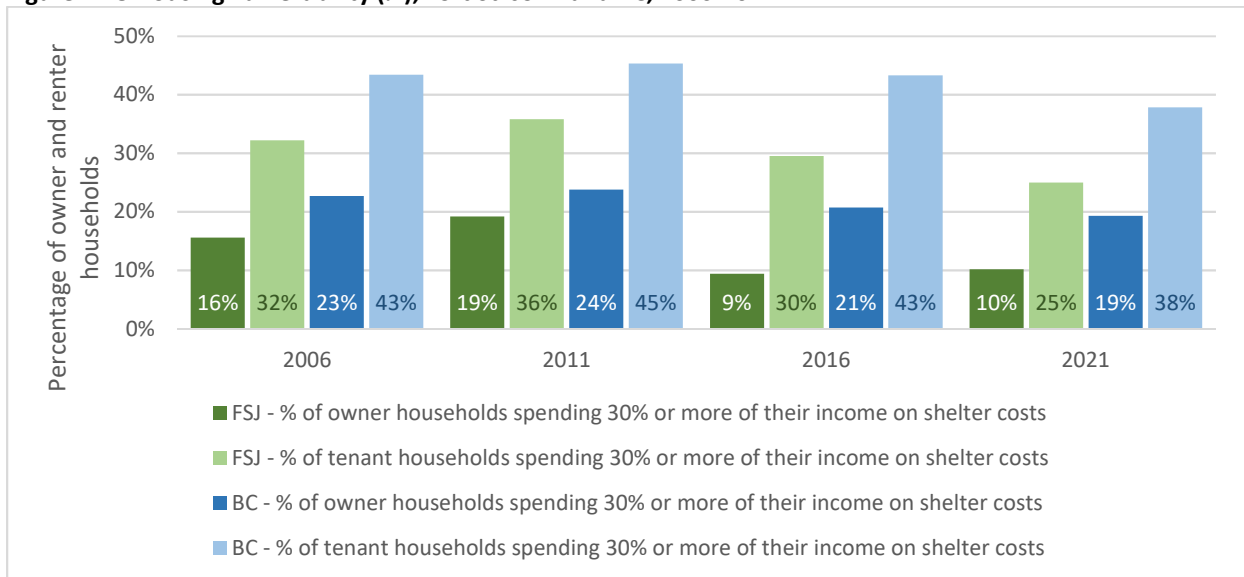
Source: Statistics Canada. 1981-2021. Census Program.

Figure 11.7 Costs for tenant households, British Columbia, 2006-2021

	2006	2011	2016	2021
Total - Tenant households in private dwellings	488,715	519,855	592,825	785,000
% of tenant households in subsidized housing	n/a	13.5	12.5	11.0
% of tenant households spending 30% or more of its income on shelter costs	43.4	45.3	43.3	37.8
Median monthly shelter costs for rented dwellings (CAD)	n/a	903	1,036	1,370
Average monthly shelter costs for rented dwellings (CAD)	828	989	1,149	1,494

Source: Statistics Canada. 2006-2021. Census Program.

Figure 11.8 Housing vulnerability (%), Fort St. John and BC, 2006-2021



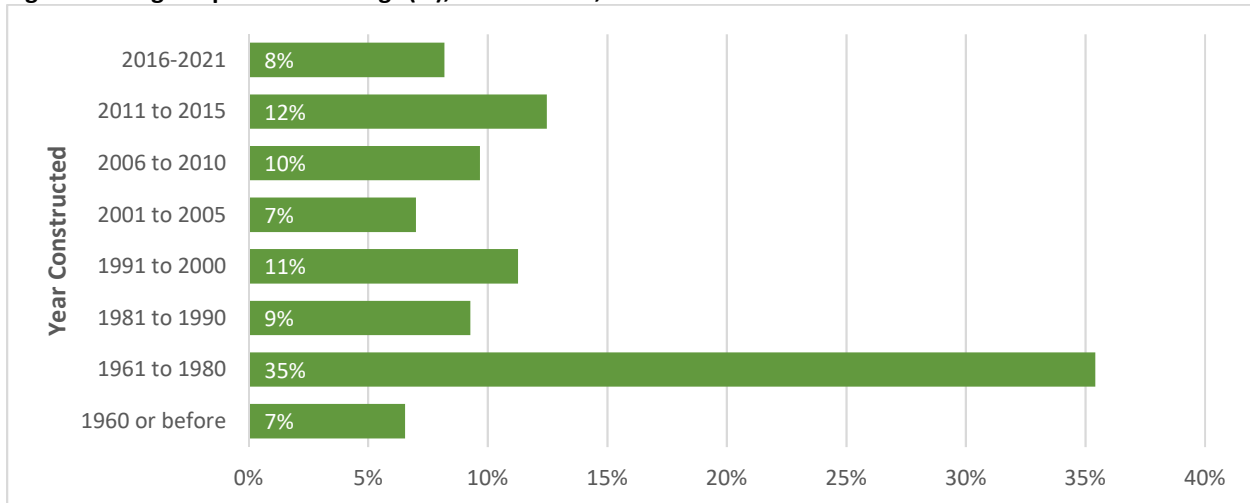
Source: Statistics Canada. 2006-2021. Census Program.

Figure 11.8 provides a comparison of financial vulnerability of owner and tenant households in Fort St. John and British Columbia from 2006 until 2021. In both geographies, tenant households were more vulnerable than owner households, while Fort St. John households were overall more resilient. Owners

in Fort St. John saw the greatest overall decrease in vulnerability but no recent improvement between 2016 and 2021. All other groups saw decreasing vulnerability between 2016 and 2021.

Figure 11.9 indicates that 42% of the total housing stock in Fort St. John was built before 1980. Fort St. John experienced small residential construction booms in 2010 and 2015.¹⁴ The increasing trend in the proportion of newer homes noted in the 2018 Fort St. John Community Profile had been interrupted by 2021. As of 2021, 37% of the housing stock was built after 2001. To put the construction booms in Fort St. John into perspective, 30% of BC’s housing stock was built after 2001.

Figure 11.9 Age of private dwellings (%), Fort St. John, 2021



Source: Statistics Canada. 2021. Census Program.

Figure 11.10 suggests that the proportion of dwellings in need of major repair remained fairly constant, averaging 8% since 1991. In comparison to other regions, Fort St. John housing stock is fairly new and in average to good shape.

Figure 11.10 Condition of private dwellings (%), Fort St. John, 1991-2021

	1991	1996	2001	2006	2011	2016	2021
Total - Occupied private dwellings	5,185	5,495	6,155	6,875	7,480	7,940	8,780
Only regular maintenance or minor repairs needed	94%	91%	91%	93%	92%	93%	92%
Major repairs needed	6%	9%	9%	7%	8%	7%	8%

Source: Statistics Canada. 1991-2021. Census Program.

Figures 11.11 and 11.12 show the prevalence of the single-detached homes in Fort St. John. In 2021, single-detached homes represented 50% of the housing stock. Figure 11.11 shows that, between 1991 and 2021, the number of single-detached homes grew by 54%. However, the housing stock of Fort St. John also diversified somewhat. Between 1991 and 2021, the relatively small supply of semi-detached houses and apartments in duplexes increased at the fastest pace (367% and 262%). In 2021, apartments in buildings with fewer than five storeys, apartments in duplexes, and semi-detached homes constituted 40% of Fort St. John’s housing stock.

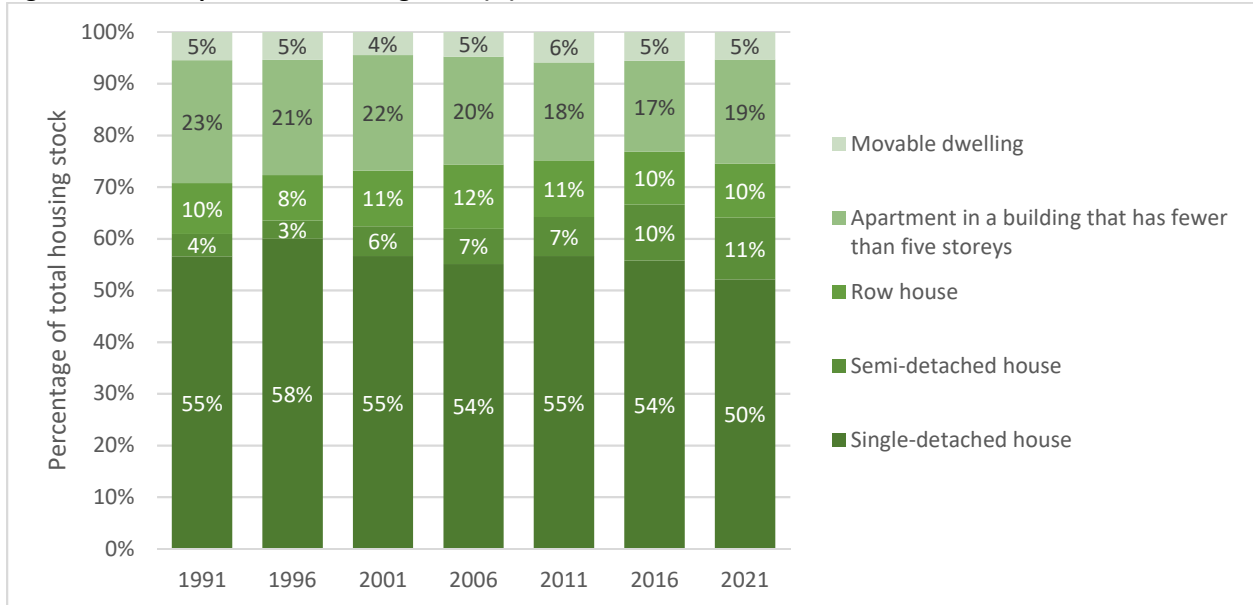
¹⁴ Community Development Institute. 2016. *Fort St. John Housing & Community Profile*. Northern BC Housing Study. Available at <https://www.unbc.ca/sites/default/files/sections/community-development-institute/fortst.johnreport.pdf>

Figure 11.11 Occupied dwellings by type (#), Fort St. John, 1991-2021

	1991	1996	2001	2006	2011	2016	2021	% change
Total - Occupied private dwellings	5,180	5,490	6,160	6,875	7,480	7,935	8,775	69%
Single-detached house	2,835	3,165	3,400	3,695	4,105	4,265	4,375	54%
Apartment in a building that has five or more storeys	100	90	100	90	90	90	145	45%
Semi-detached house	215	185	345	455	550	830	1,005	367%
Row house	495	465	650	835	795	780	875	77%
Apartment or flat in a duplex	65	120	45	70	130	175	235	262%
Apartment in a building that has fewer than five storeys	1,190	1,175	1,340	1,400	1,370	1,345	1,690	42%
Other single-attached house	10	10	15	10	5	15	10	0%
Movable dwelling	275	285	270	320	430	430	450	64%

Source: Statistics Canada. 1991-2021. Census Program.

Figure 11.12 Composition of housing stock (%), Fort St. John, 1991-2021



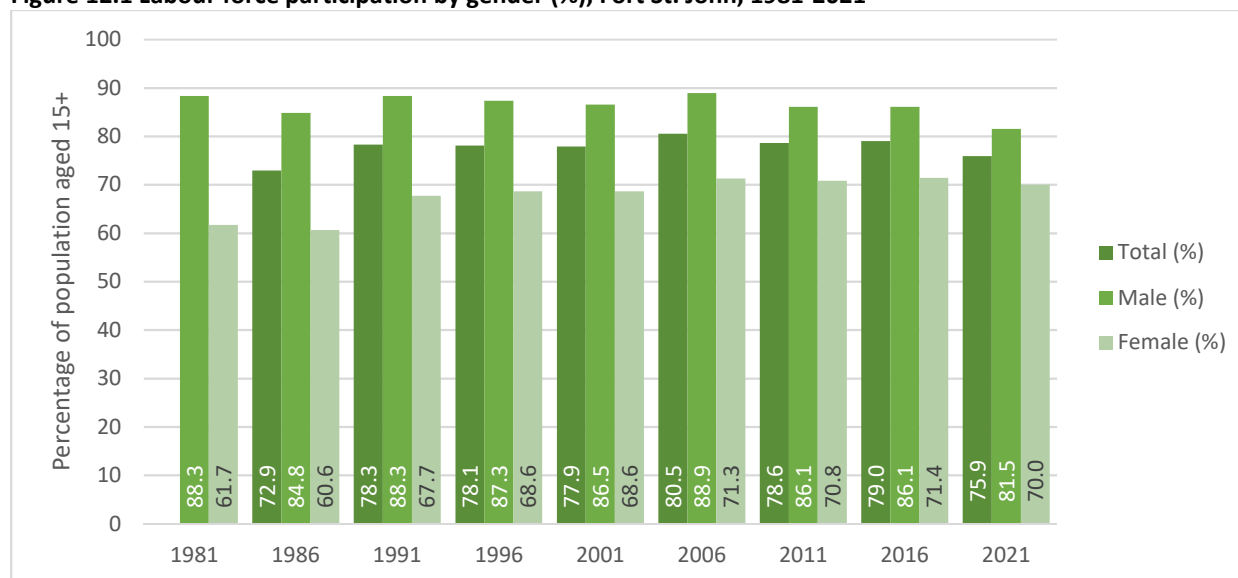
Source: Statistics Canada. 1991-2021. Census Program.

12.0 Labour force

The strength and diversity of the local economy are reflected in the labour market. Shifts in the oil and gas industries have pronounced impacts on Fort St. John's economy. For instance, in April 1980, the price of crude oil peaked at USD\$120/barrel. The price subsequently plummeted, reaching its lowest at USD\$20/barrel in March 1986.¹⁵ During this period, the unemployment rate in Fort St. John doubled, from 8.9% to 18.9%.

Labour force participation rate expresses the percentage of the population aged 15 years and over actively participating in the labour force either as employed or seeking employment. Figure 12.1 indicates labour force participation for both sexes aged 15 years and over in Fort St. John. It shows that the participation rate for women was consistently lower than men. In 2021, 81.5% of males 15 years and over were in the labour force, while only 70% of females were in the labour force. While labour force participation for women was higher in 2021 compared to 1981, it has seen an overall declining trend alongside male participation rates for the past three census periods. This may in part be a reflection of population aging and a greater proportion of retirees in the community.

Figure 12.1 Labour force participation by gender (%), Fort St. John, 1981-2021



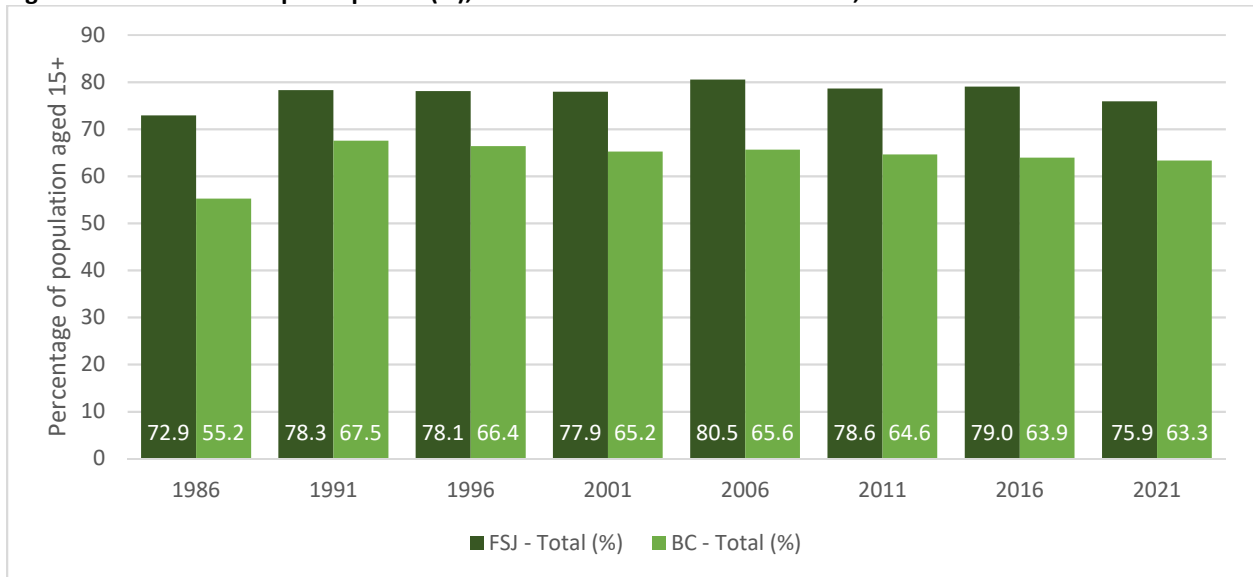
Source: Statistics Canada. 1981-2021. Census Program.

Note: Census 1981 does not provide data for total labour force participation.

Figure 12.2 reveals that labour force participation in Fort St. John was higher as compared to the province as a whole. Recent trends observed in Fort St. John labour force participation were also reflected in BC.

¹⁵ Macrotrends. 2018. Crude Oil Prices – 70 Year Historical Chart. Available at <http://www.macrotrends.net/1369/crude-oil-price-history-chart>

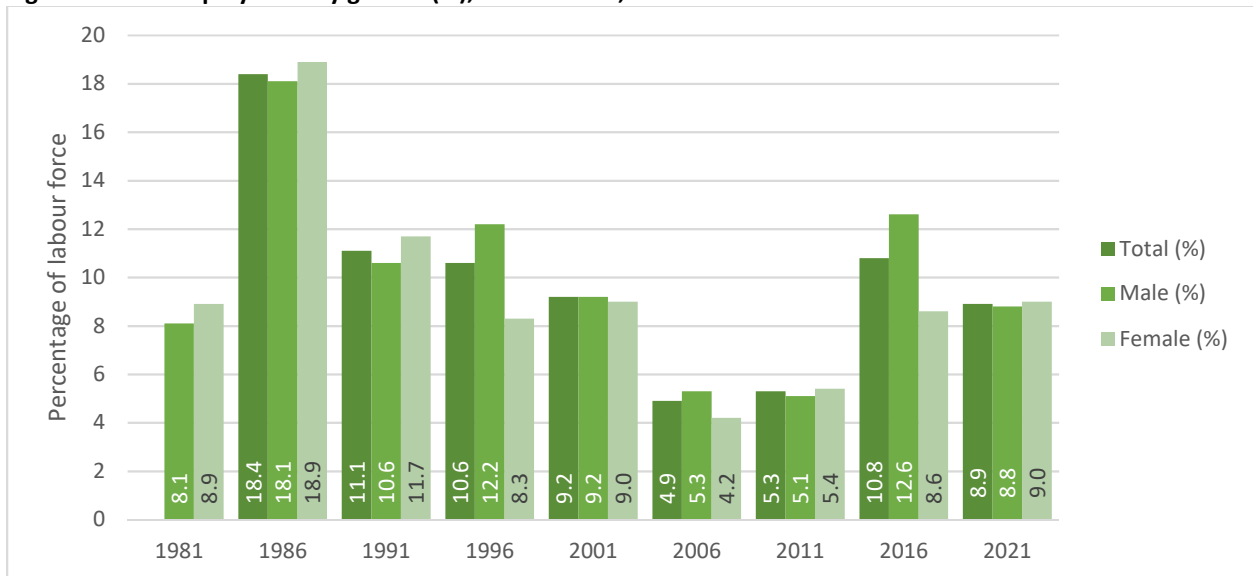
Figure 12.2 Labour force participation (%), Fort St. John and British Columbia, 1986-2021



Source: Statistics Canada. 1986-2021. Census Program.

Figure 12.3 indicates that, over the last 40 years, the unemployment rate in Fort St. John averaged 10% for males, and 9.3% for females. The strong fluctuations were often driven by developments in oil and gas prices.

Figure 12.3 Unemployment by gender (%), Fort St. John, 1981-2021

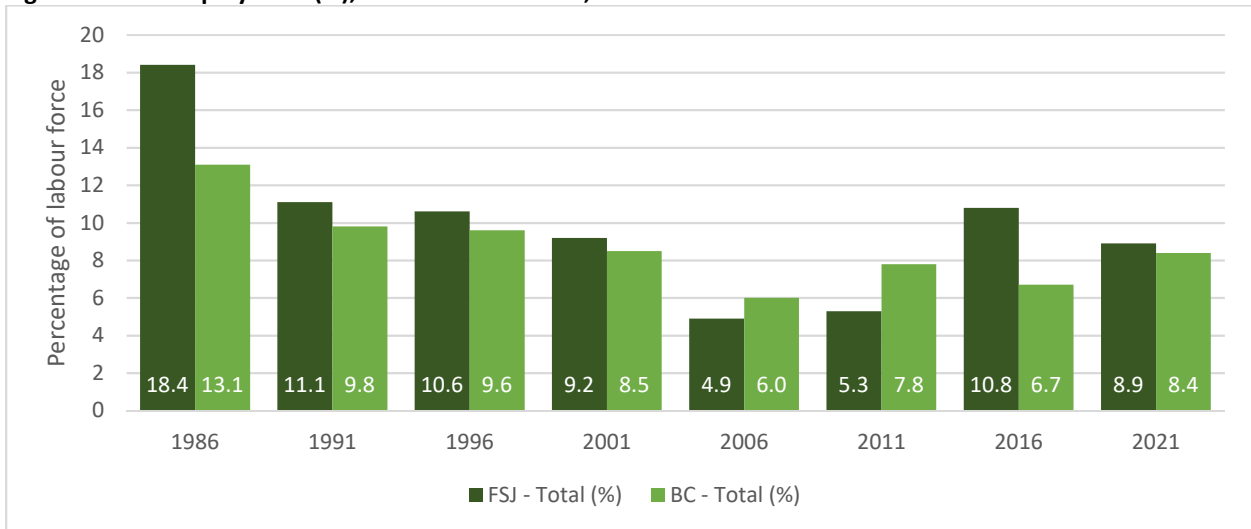


Source: Statistics Canada. 1981-2021. Census Program.

Note: Census 1981 does not provide data for total unemployment rate.

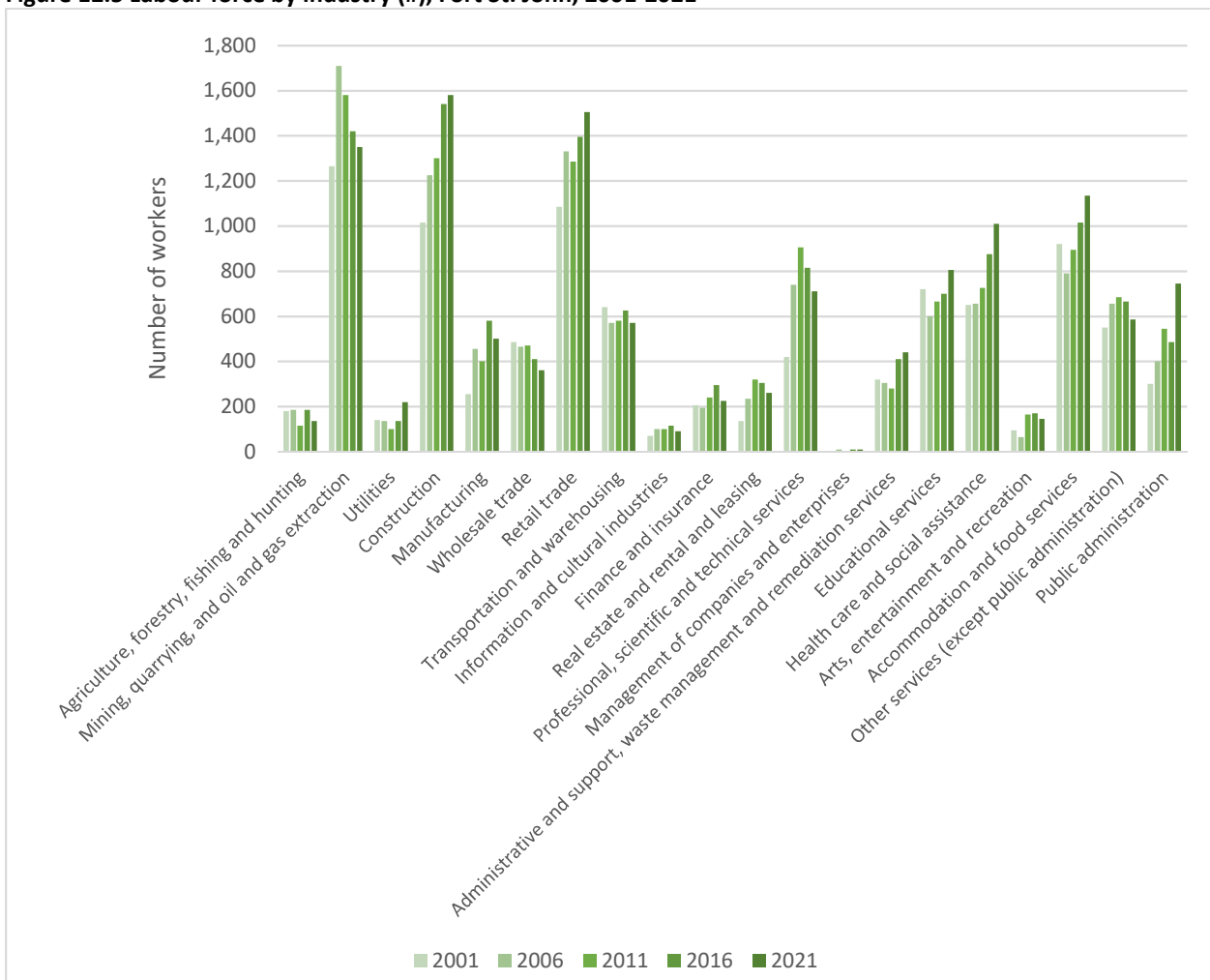
Figure 12.4 shows that, with the exception of the 2006 and 2011 censuses, Fort St. John's unemployment rate tends to be higher than the provincial unemployment rate. It also undergoes more pronounced fluctuations.

Figure 12.4 Unemployment (%), Fort St. John and BC, 1986-2021



Source: Statistics Canada. 1986-2021. Census Program.

Figure 12.5 Labour force by industry (#), Fort St. John, 2001-2021



Source: Statistics Canada. 2001-2021. Census Program.

Figure 12.5 underscores recent trends towards economic diversification in Fort St. John. The graph shows the historic significance of oil and gas to the local economy as the energy sector used to be the largest employer. However, the most recent census period saw both the construction and retail trade sectors surpass oil and gas in the number of workers they employed. By 2021, construction and retail trade had grown to 1,580 and 1,505 workers respectively, while the number of workers employed in mining, quarrying, and oil and gas had decreased to 1,350.

The growing and diversifying community was also reflected in an increase in employed workers in various service sectors. This included larger public sectors such as health care and social assistance, education, and public administration, but also smaller service sectors such as utilities and administrative and support, waste management, and remediation. Finally, the accommodation and food services sector had grown to be the fourth largest sector after construction, retail trade, and natural resource extraction.

Figure 12.6 Employment by occupation (%), male, Fort St. John, 1996-2021

	1996	2001	2006	2011	2016	2021
Total - Labour force population aged 15 years and over, male	4,930	5,465	6,270	6,425	6,900	6,940
Occupation - Not applicable	75	20	25	45	40	110
All occupations	4,855	5,445	6,245	6,380	6,860	6,830
0 Management occupations¹⁶	11%	11%	10%	8%	9%	0%
1 Business, finance and administration occupations	6%	4%	5%	7%	5%	5%
2 Natural and applied sciences and related occupations	8%	7%	9%	12%	10%	11%
3 Health occupations	1%	1%	1%	1%	1%	1%
4 Occupations in education, law and social, community and government services	4%	4%	3%	4%	5%	6%
5 Occupations in art, culture, recreation and sport	1%	1%	1%	1%	1%	1%
6 Sales and service occupations	15%	15%	14%	14%	16%	20%
7 Trades, transport and equipment operators and related occupations	36%	38%	40%	39%	38%	39%
8 Natural resources, agriculture and related production occupations	11%	12%	11%	9%	8%	9%
9 Occupations in manufacturing and utilities	7%	7%	7%	6%	7%	7%

Source: Statistics Canada. 1996-2021. Census Program.

¹⁶ Labelling of category 0 in National Occupational Classification (NOC) has changed over time. In the 2021 Census Community Profiles, it is "Legislative and senior management occupations". Statistics Canada (2023) *Empirical concordance: National Occupational Classification (NOC) 2021 Version 1.0 and National Occupational Classification (NOC) 2016 Version 1.3* notes the label change. However, earlier Censuses already note errors. For example, footnote 75A in the 2006 Census Community Profiles highlights: "Census data for occupation groups in Broad occupational category A - Management occupations should be used with caution. Some coding errors were made in assigning the appropriate level of management, e.g., senior manager as opposed to middle manager, and in determining the appropriate area of specialization or activity, e.g., a manager of a health care program in a hospital as opposed to a government manager in health policy administration. Some non-management occupations have also been miscoded to management due to confusion over titles such as program manager and project manager." Trends reflected in this category in Figures 12.6 and 12.7 of this report may therefore not be representative.

Figures 12.6 and 12.7 show that “Trades...” and “Sales ...” were the most common occupations for men, and “Sales...” and “Business...” were the most common occupations for women in 2021. Whereas the proportion of men in trades remained constant, the proportion occupied in sales saw an increase in the most recent census period. The proportion of women in sales and service occupations most recently rebounded to 37% after declining since the mid-1990s. In that same period, there was a continued increase in the proportion of women working in occupations related to education; law; and social, community, and government services, the proportion of which had doubled since the mid-1990s.

Figure 12.7 Employment by occupation, (%), female, Fort St. John, 1996-2021

	1996	2001	2006	2011	2016	2021
Total - Labour force population aged 15 years and over, female	3,715	4,055	4,600	4,990	5,370	5,665
Occupation - Not applicable	45	60	20	20	85	105
All occupations	3,665	3,995	4,580	4,970	5,285	5,560
0 Management occupations¹⁷	7%	6%	7%	6%	8%	0%
1 Business, finance and administration occupations	27%	27%	31%	27%	27%	25%
2 Natural and applied sciences and related occupations	1%	2%	3%	4%	4%	4%
3 Health occupations	7%	7%	6%	7%	9%	9%
4 Occupations in education, law and social, community and government services	8%	11%	10%	15%	14%	16%
5 Occupations in art, culture, recreation and sport	3%	1%	2%	2%	2%	2%
6 Sales and service occupations	44%	40%	36%	31%	31%	37%
7 Trades, transport and equipment operators and related occupations	3%	3%	3%	5%	3%	4%
8 Natural resources, agriculture and related production occupations	0%	2%	1%	1%	1%	1%
9 Occupations in manufacturing and utilities	1%	1%	1%	1%	1%	1%

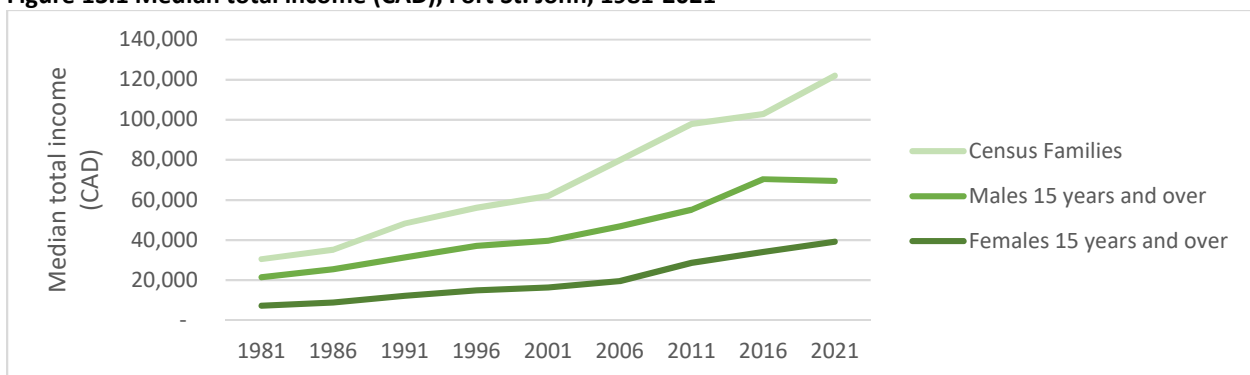
Source: Statistics Canada. 1996-2021. Census Program.

13.0 Income

Income data reveals not only the wealth of a community, but also how that wealth is distributed among the population. Median income is the measure most often used because it is less likely than average income to be skewed by extremes. Median income refers to the midway point in the income distribution of a population. That is, exactly half of the reported incomes are below and the other half are above the median income.

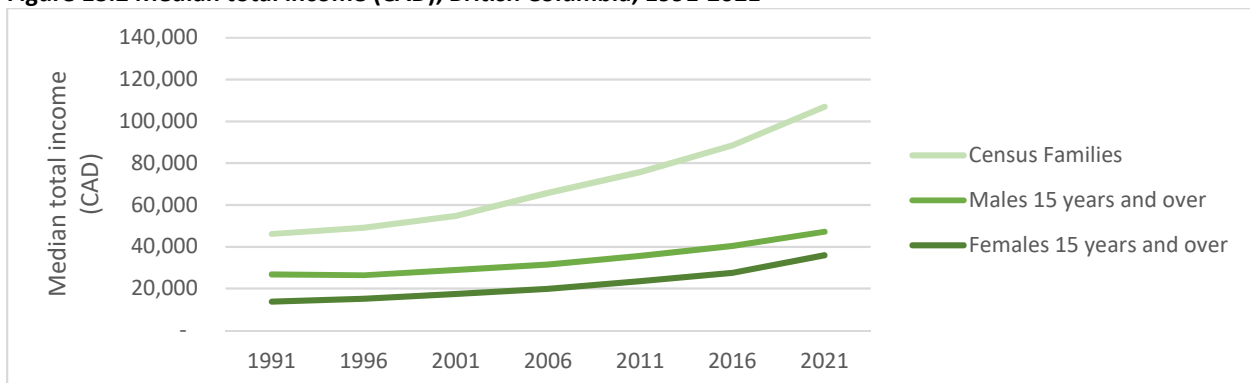
Figure 13.1 shows the median total income for Fort St. John from 1980 to 2020 as recorded in the 1981-2021 censuses. Reflecting broader social trends, there continued to be an income disparity between males and females in 2021. The proportional disparity had decreased over time from female income being 34% of male income in 1981 to female income reaching 56% of male income in the 2021 census. However, a comparison with BC income data as presented in Figure 13.2 shows that the gender gap was much more pronounced in Fort St. John. In 2021, female median total income in BC was 76% of male income. Two of the factors likely contributing to the larger difference in Fort St. John were the higher male income and the historic prevalence of women in lower paying jobs.

Figure 13.1 Median total income (CAD), Fort St. John, 1981-2021



Source: Statistics Canada. 1981-2021. Census Program.

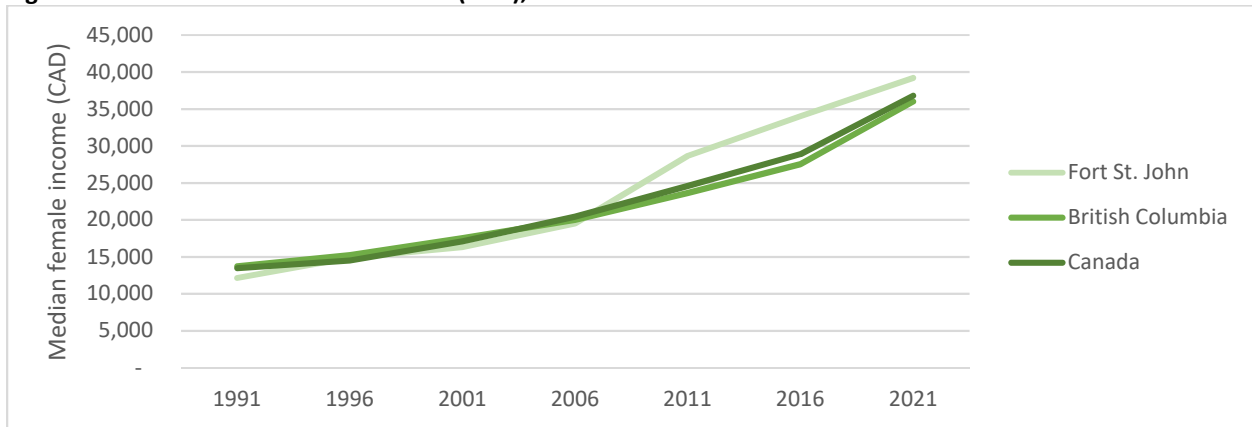
Figure 13.2 Median total income (CAD), British Columbia, 1991-2021



Source: Statistics Canada. 1991-2021. Census Program.

Despite the gendered income disparity, Figure 13.3 indicates that the median total income of women in Fort St. John surpassed that of women in British Columbia and Canada in the mid-2000s and stayed above until 2021 with \$39,200 compared to \$36,000 in BC and \$36,800 in Canada.

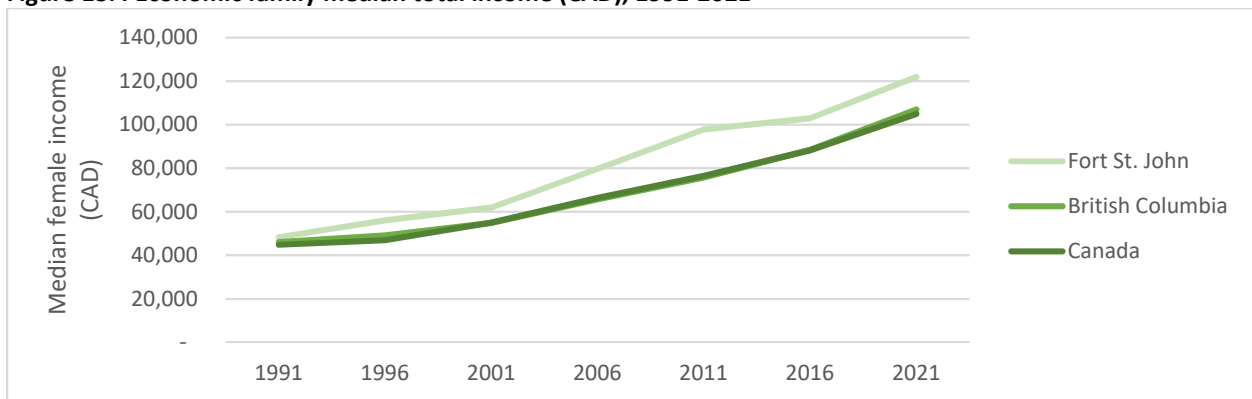
Figure 13.3 Female median total income (CAD), 1991-2021



Source: Statistics Canada. 1991-2021. Census Program.

Figure 13.4 provides a comparison of the median total income of economic families in Fort St. John with those of British Columbia and Canada. Statistics Canada defines an economic family as “a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law union, adoption or a foster relationship.”¹⁷ The median income of families in Fort St. John has been consistently higher than that of families both provincially and nationally. In 2021, median total income for economic families was \$122,000 compared to \$107,000 and \$105,000 for BC and Canada respectively.

Figure 13.4 Economic family median total income (CAD), 1991-2021

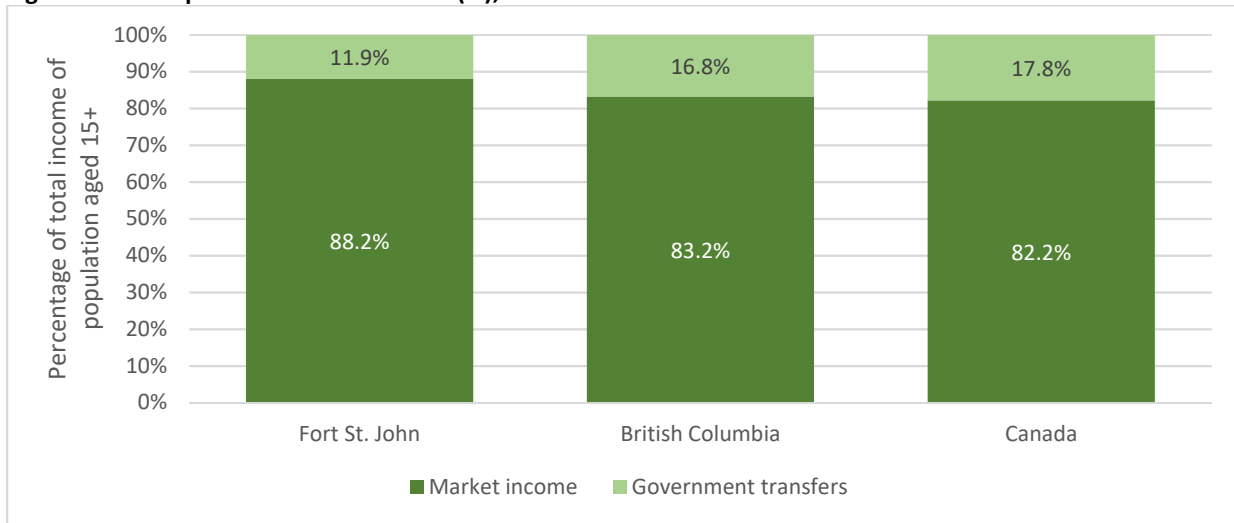


Source: Statistics Canada. 1991-2021. Census Program.

Another measure of the local economy is the percentage of income that comes from government transfers. Figure 13.5 shows that, with 12% of total incomes stemming from government transfers, the population of Fort St. John depended less on government transfers than provincial and national averages, where 17% and 18% respectively came from government transfers in 2021. However, dependency on government transfers doubled in Fort St. John between 2016 and 2021 while it only increased by 51% in BC and 52% in Canada. That time period included the outbreak of COVID-19; therefore, trends have to be considered with caution and may not be representative of longer-term trajectories. However, it shows that the effects of a combination of the COVID-19 pandemic, population aging, and other possibly other socio-economic developments were felt more intensely in Fort St. John.

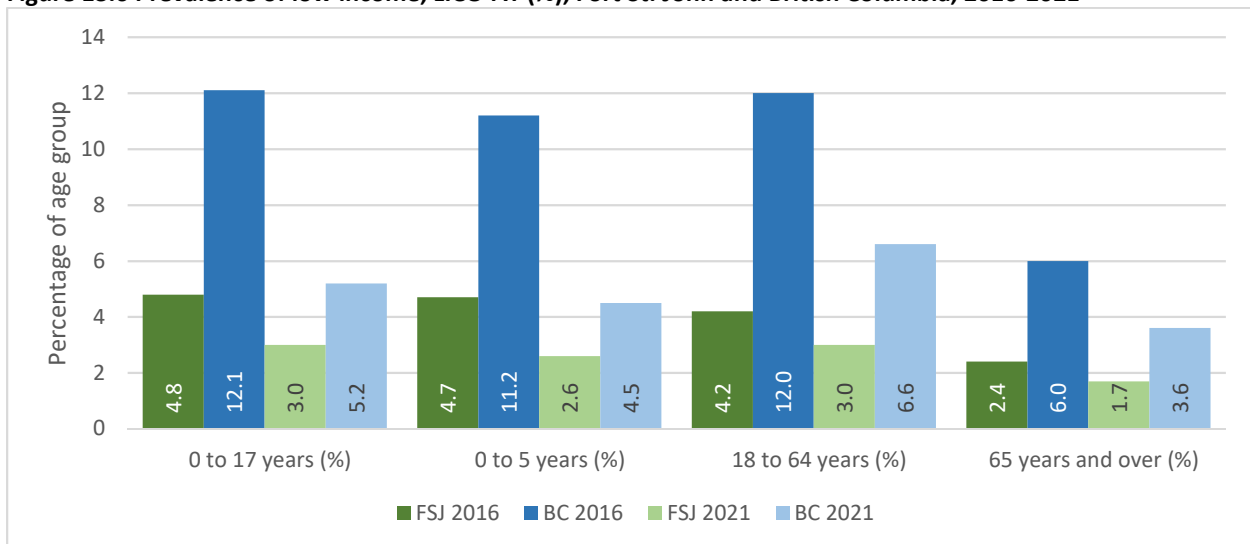
¹⁷ Statistics Canada. 2021. Census Dictionary.

Figure 13.5 Composition of total income (%), 2021



Source: Statistics Canada. 2021. Census Program.

Figure 13.6 Prevalence of low income, LICO-AT (%), Fort St. John and British Columbia, 2016-2021



Source: Statistics Canada. 2016-2021. Census Program.

Statistics Canada defines low-income cut-offs, after tax (LICO-AT) as the thresholds representing “income levels at which these families or persons were expected to spend [at least] 20 percentage points [...] more of their after-tax income than average on food, shelter and clothing.”¹⁸ Figure 13.6 shows a decrease in vulnerability between 2016 and 2021. Seniors were the least financially vulnerable age group in Fort St. John according to LICO-AT, with 1.7% living below the LICO-AT threshold, while 3% of the other age groups were reported in the vulnerable category. In comparison, BC had much higher levels of vulnerability but showed even more pronounced improvements between 2016 and 2021. It should be kept in mind, that the time period included the COVID-19 pandemic, during which rent freezes, as well as additional income and rent supports, may have influenced financial vulnerability trends.

¹⁸ Statistics Canada. 2021. Census Dictionary.

14.0 Business counts

Business registrations provide insight into the employers and the sources of income in an area. They indicate how many employers there are and how many individuals each of them employs. Changes over time in any size category can represent either the loss/gain of employers or it signifies the decrease/growth in the number of individuals existing employers are employing. It should be noted that businesses with “no employees” do not maintain an employee payroll, but may be operated by contracted workers or family members of business owners.

Figure 14.1 Business counts (#), Fort St. John, 2016-2023

	2016	2017	2018	2019	2020	2021	2022	2023
Total number of businesses	6,309	6,399	6,363	6,238	6,193	6,259	6,069	5,699
No employees	4,386	4,579	4,556	4,421	4,422	4,528	4,365	4,050
With employees	1,923	1,820	1,807	1,817	1,771	1,731	1,704	1,649

Source: BC Stats. 2024. Number of Businesses & Employment by Industry.

Figure 14.2 Business counts (#), British Columbia, 2016-2023

	2016	2017	2018	2019	2020	2021	2022	2023
Total number of businesses	1,092,744	1,119,280	1,128,719	1,141,955	1,149,988	1,182,864	1,205,406	1,223,681
No employees	896,764	920,656	926,791	935,423	944,132	975,480	991,862	1,008,134
With employees	195,980	198,624	201,928	206,532	205,856	207,384	213,544	215,547

Source: BC Stats. 2024. Number of Businesses & Employment by Industry.

As shown in Figure 14.1, the number of businesses in Fort St. John decreased overall between 2016 and 2023. This decrease was reflected in both the number of employers with and without employees. However, the proportional decrease was felt more strongly in employers with employees. In comparison, BC saw an increase in all business size categories (Figure 14.2). While BC experienced the greatest proportional increase in the largest business category, the greatest total growth was recorded among BC businesses with no employees (Figures 14.4 and 14.6). Figures 14.3 and 14.5 confirm that, among Fort St. John businesses with employees, the decrease occurred mostly in smaller businesses with fewer than 10 employees; however, a few large employers moved into the area and/or expanded their businesses to employ more individuals.

Figure 14.3 Number of businesses by number of employees (#), Fort St. John, 2016-2023

	2016	2017	2018	2019	2020	2021	2022	2023
1 to 4	1,129	1,055	1,060	1,074	1,005	1,014	974	929
5 to 9	307	307	297	294	323	288	274	275
10 to 19	242	231	234	221	221	224	245	234
20 to 49	149	131	137	154	151	137	141	133
50 to 99	66	67	48	45	39	40	36	44
100 to 199	19	20	24	18	21	16	19	19
200 to 499	10	7	5	9	8	9	10	10
500 to 999	-				1	1	3	3
1,000 to 1,499	1	2	2	2	2	2	1	1
1,500 to 2,499	-						1	1
2,500 to 4,999	-							
5,000 and over	-							
Total with employees	1,923	1,820	1,807	1,817	1,771	1,731	1,704	1,649

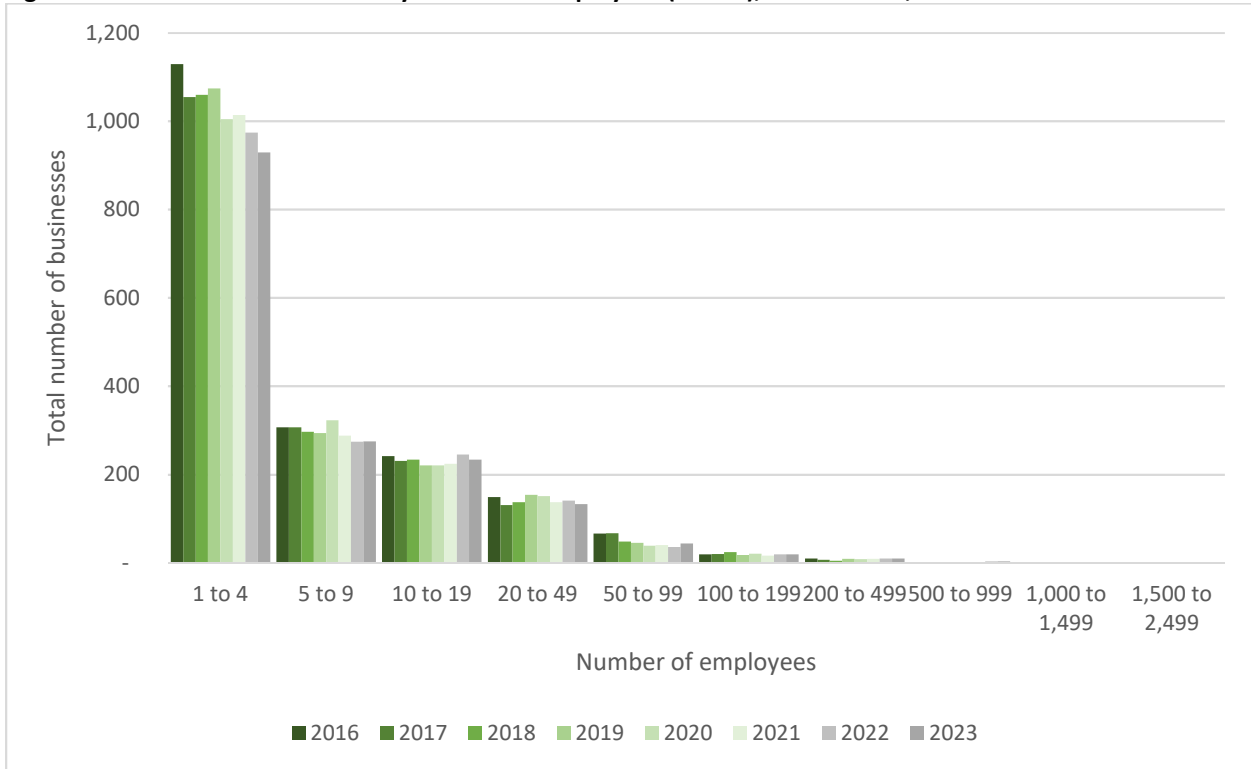
Source: BC Stats. 2024. Number of Businesses & Employment by Industry.

Figure 14.4 Number of businesses by number of employees (#), British Columbia, 2016-2023

	2016	2017	2018	2019	2020	2021	2022	2023
1 to 4	111,072	111,546	113,186	116,705	117,475	118,749	120,908	121,698
5 to 9	37,890	38,636	39,050	39,173	38,506	38,962	39,993	40,042
10 to 19	24,210	25,098	25,821	25,664	25,158	25,272	26,593	26,911
20 to 49	14,885	15,120	15,451	16,283	15,988	15,794	16,904	17,368
50 to 99	4,787	4,959	5,051	5,341	5,431	5,264	5,576	5,724
100 to 199	1,894	1,992	2,029	2,065	2,016	2,067	2,192	2,352
200 to 499	881	917	971	925	913	937	997	1,027
500 to 999	208	201	207	203	193	168	202	227
1,000 to 1,499	58	64	71	75	87	74	87	92
1,500 to 2,499	48	45	44	51	38	45	41	44
2,500 to 4,999	30	30	31	31	35	35	32	36
5,000 and over	17	16	16	16	16	17	19	26
Total with employees	195,980	198,624	201,928	206,532	205,856	207,384	213,544	215,547

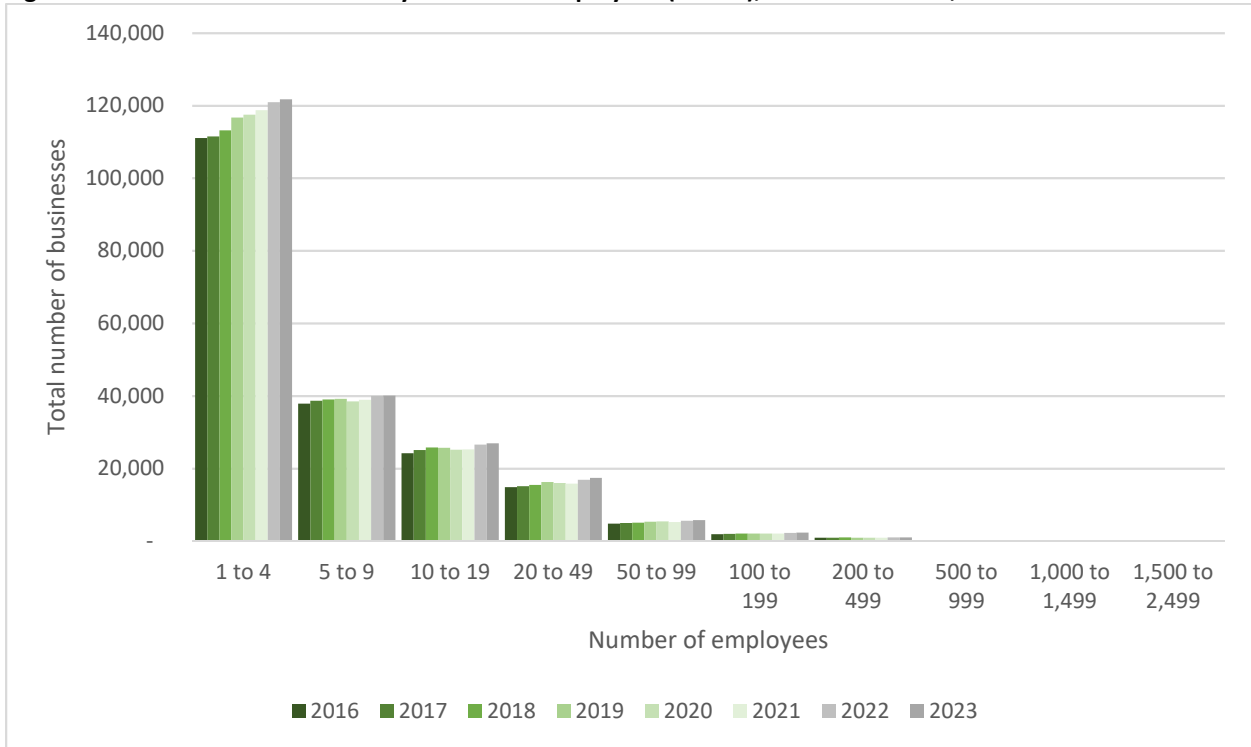
Source: BC Stats. 2024. Number of Businesses & Employment by Industry.

Figure 14.5 Number of businesses by number of employees (trends), Fort St. John, 2016-2023



Source: BC Stats. 2024. Number of Businesses & Employment by Industry.

Figure 14.6 Number of businesses by number of employees (trends), British Columbia, 2016-2023



Source: BC Stats. 2024. Number of Businesses & Employment by Industry.

Hospital Hill 1.0

un sqft	type	# of units	average rent	max monthly rent total	max annual	tot sqft
700sqft	1 bed	12	\$1,200	\$14,400	\$172,800	8400
900sqft	2 bed	30	\$1,700	\$51,000	\$612,000	27000
1300sqft	3 bed	10	\$2,100	\$21,000	\$252,000	13000
	total	52	\$1,667	\$86,400	\$1,036,800	48400
			\$ 1,661.54			48400
			20% below=\$332.30			
			10 units=20%	\$3,323.00 in rent reduction	\$39,876.00 in rent reduction	
				net rent total	\$996,924	

on average 98% occupancy due to turn over

Commercial / Common space income

7000 sqft	Commercial Space	1	\$30 per sqft	\$17,500.00	\$210,000.00	7000
2000sqft	Common Space					2000
						9000

Furnished Units for Northern Health

est 20 units to be leased to Northern Health for health care worker housing

	per unit per month	monthly gross revenue	max annual
rent + cleaning + turnover management	\$700.00	\$14,000	\$168,000

Operating Expenses

cleaning	\$50,000
res manager	\$60,000
yard/snow	\$30,000
insurance	\$60,000
P.Tax	\$70,000
telephone	\$15,000
security	\$18,000
M/I reserve	\$45,000
Water/Sewer	\$40,000
Garbage	\$25,000
Plumbing	\$20,000
Hydro	\$10,000
PNG	\$20,000
lease vacancy	\$27,756
total expenses	\$490,756

3rd Party Capital Contribution to Commercial Space

\$500,000.00

FSJACL Capital Contribution

\$500,000.00

BC BUILDS unit subsidy @

\$220,000.00 per unit

52 units= \$11,440,000.00

\$11,940,000.00

gross commercial revenue	\$378,000
gross rent revenue	\$996,924.00
operating expenses	-\$490,756.00

Hospital Hill - V5

Residential Unit Income

un sqft	type	# of units	average rent	max monthly rent total	max annual	tot sqft	
700sqft	1 bed	30	\$1,200	\$36,000	\$432,000	21000	on average 98% occupancy due to turn over
900sqft	2 bed	30	\$1,700	\$51,000	\$612,000	27000	
1300sqft	3 bed	10	\$2,100	\$21,000	\$252,000	13000	
	total	70	\$1,667	\$108,000	\$1,296,000	61000	
			\$ 1,542.86			61000	
			20% below=\$308.56				
			14 units=20%	\$4,319.00 in rent reduction	\$51,838.00 in rent reduction		
				net rent total	\$1,244,162		

Commercial/ common space income

7000 sqft	Commercial Spac	1	\$25 per sqft	\$17,500.00	\$175,000.00	7000
2000sqft	Common Space					2000
						9000

Furnished Units for Northern Health

est 20 units to be leased to Northern Health for health care worker housing

	per unit per month	monthly gross revenue	max annual
rent + cleaning + turnover management	\$700.00	\$14,000	\$168,000

Operating Expenses

cleaning	\$50,000
res manager	\$60,000
yard/snow	\$30,000
insurance	\$60,000
P.Tax	\$70,000
telephone	\$15,000
security	\$18,000
M/I reserve	\$45,000
Water/Sewer	\$40,000
Garbage	\$25,000
Plumbing	\$20,000
Hydro	\$10,000
PNG	\$20,000
lease vacancy	\$35,756
total expenses	\$498,756

3rd Party Capital Contribution to Commercial Space

\$700,000.00

FSJACL Capital Contribution

\$500,000.00

BC BUILDS unit subsidy @

220000 per unit

70 units= \$15,440,000.00

16,640,000.00

gross commercial revenue	\$343,000
gross rent revenue	\$1,244,162.00
operating expenses	-\$498,756.00

ADDENDUM TO PROPERTY OPPORTUNITY NOTICE – February 18, 2025

Q: Has the owner done a market need assessment

A: No, we based our unit compositions and counts from the City housing needs assessment report, and what we know Northern Health is utilizing to-date for staff housing, as well as the need for accessible housing.

Q: Does the Owner have a Cash Equity contribution to the project?

A: Yes, the association has the value of the land and \$500,000.00 in cash equity to contribute to the project. The Society can also work to fundraise and additional \$500,000. We are exploring other capital raising efforts such as social bonds with the goal of raising additional capital that may be required.

Q: Are there any initial discussions between the owner and BC Builds representatives that could provide some additional information on what grants the owner would expect through this program? To expand on this question, generally the owner would have run an early feasibility proforma and may have an understanding of what grants they would require. Under this program, the grants are extended up to a Maximum of 225,000 per unit, however, its based on need while using all pre-existing targets for affordability. The notice does identify that 20% of units are to 20% under market value of homes; however, there is also a note for 6 subsidized units that has not identified a rental value for those units.

A: The grant amount per unit should be calculated as follows: The per unit grant amount for a BC Builds project is calculated based on the amount of additional funding required to rent 20% of units in a building at 20% below market assuming a 35-year amortization and a Debt Coverage Ratio of 1.1. In other words, what is the equity gap created in a project when 20% of units are dropped from renting at market rates to 20% below market?

To calculate the potential per unit grant amount for your project, divide the equity gap by the total number of units in the building and that is the per unit grant. This grant is applied to each unit in the building, not just the 20% of units at 20% below market.

Projects requiring more than a grant of \$225,000 per unit are not viable BC Builds projects.

For this project, the additional equity gap created by offering 6 subsidized units will be covered by the Fort St John Association for Community Living and doesn't need to be factored into the proforma at this point.

Q: The notice has the applicant asking for 'seeking only a developer/builder to provide a turn-key building to an operator that you've preselected'. The notice does appear to request a proponent to provide an operating budget. Generally this could only be done with correspondence between the developer/builder and the owner, however the notice also provides notice that we are unable to contact the owner. Will the owner require full assistance on the proforma for submission and if so, will they be able to provide information requested? That would include operating budget comments on what their association would have for overhead etc. The generic operating costs are generally targeted by BC Housing and CMHC between 20 and 25%, which would be based on the revenue model for the purpose of a project feasibility.

A: Please see two draft operating budgets, one for 52 units and one for 70 units. This is just a starting point. Evaluation of the financial feasibility of the proposals submitted includes the evaluation of an operating budget prepared by proponents.

Q: On Page 17, the information provided is for 50-60 units. This is a broad range and we'd need to better understand the desire of the owner as to the exact number of units.

A: We're looking for the proponents to submit proposals that create an efficient building and propose unit count accordingly. There is some flexibility in the unit count, accordingly. The rationale for the 50-60-unit count is due to increased turnover in larger buildings in the area and is targeted to meet the needs of Northern Health staff in the area, which currently is between 30-40 units in the city.

Q: Does the owner have information on the purchase price of the property? The assessed value has been provided, however, if the City of Fort St John has donated the property, that value would go in as equity into the project, we'd need to understand what that agreement looks like.

A: The Council has agreed to donate the land. The land will go into the project as equity.

Q: Has the owner discussed City of Fort St John fees with the Planning and Development department? Non-Profits often are exempt from Development Cost Charges (DCC's), however, the purchase and sale agreement of the property may identify what the overall cost of city fees to the project may be and if there are any concessions on those fees from the local jurisdiction.

A: Yes, this project will have Development Cost Charges for the project, and all applicable fees will be applied.

Q: The property size has been identified as 1.97 Acres. This parcel is likely oversized for 50-60 units and could accommodate additional units or a phase 2. This would be dependent on the City of Fort St John Planning department and their opinion on best use for the site. Have any preliminary conversations with the City of Fort St John discussed this specific density?

A: The Council has agreed to support the housing development that has been presented by FSJACL. The land sale will be supported by a housing agreement for not less than 50 units.

Q: The City of Fort St John has identified pre-existing offsite conditions that include water connection, sanitary and storm. However, there is no additional information regarding any potential offsite costs (intersection upgrades, lights etc). Could the owner provide information on those items?

A: At this time, the City does not anticipate any major offsite upgrades. The sidewalk surrounding the site (100 Avenue and 96 Street) is in poor condition and may be required to be replaced at the time of development.

Q: Is there any additional consultant reports that are available? Geotechnical, traffic study, Etc?

A: No

Q: How will the owner process progress draws with the builder?

A: The draws will be processed as per contract requirements under CCDC2 or whichever contract is entered into. Note that for this Housing Development Opportunity, we are seeking both a developer and a builder to progress the project from its current pre-development state, through to construction, including working with the owner to secure funding and financing through BC Builds. We are not just looking for a builder.

Q: The updated document has a development permit from the adjacent site provided, but not one for this property. Could you provide information on the status of the development permit for this site?

A: The proponent will be responsible for working with FSJACL to apply for a development permit.

Q: On Page 11, there is a link to the Housing Development Opportunities page that notes interim and take out financing rates are available. However, that link does not go to the financing rates. We did find it on another part of the website with the following information and would ask if this could be confirmed as useable for the proforma and capital budget.

Financing Rates



Rates for interim construction financing

2025	4.00% (Rate from July 2024 – 3.65%)
2026	3.30%
2027	3.30%
2028	3.30%

Rates for take-out financing

2025	4.38% (Rate from July 2024 – 4.56%)
2026	4.52%
2027	4.52%
2028	4.52%

» Take out financing is for a 35-year amortization and is available to non-profits, co-ops and public housing corporations

A: The charts are correct. We have updated the link in the Property Opportunity Notice to go to the Landowner page where the interest rates are posted.

Q: Could the type of contract be confirmed by the owner? Which CCDC is going to be used?

A: Generally, BC Builds prefers a CCDC2 that is entered into once the project has been tendered and pricing is confirmed. Other options are also possible depending on discussions and considerations that arise during the project development phase.

Q: Does the owner want a new home warranty provided for the project by the builder? Or will another agreement be required for the purpose of warranty periods etc?

A: Most BC Builds projects apply for the HPA exemption - [Rental Exemption | BC Housing](#)

Q: Who will be holding the interim construction financing and be the responsible party for payment of pre-construction cost, and construction cost.

A: The Fort St John Association for Community Living (FSJACL) will hold the interim financing and be responsible for payment of preconstruction costs and construction costs to the successful proponent. The successful proponent will be responsible for working with the FSJACL to support its application for Project Development Funding, as well as interim and take-out financing through BC Builds.

ADDENDUM TO PROPERTY OPPORTUNITY NOTICE – February 21, 2025

Q: You mention the clients preference is for childcare space:

“The Owner/ Operator is interested in proposals that support an inclusive and accessible design to allow for functional housing for both healthcare workers and for people with disabilities. Proposals that include childcare as a co-located service are of interest but not required for submissions. There is a need for more childcare spaces in Fort St. John and that service would be well-associated with workforce housing.” Please confirm how this will be evaluated?

For example, if it is possible to produce a financially viable development with childcare on the ground floor. Meaning it meets all the evaluation criteria and produces 1.1 DCR in year 1 and beyond.

However, a fully rental building with no childcare also meets all the evaluation criteria but provides a slightly better viability (so maybe less grant or more below market or 1.2 DCR) but no childcare Which proforma would be chosen and why?

A: The highest weighted scoring is the financial viability and sustainability of projects. If childcare is proposed, a source of funding for childcare should be proposed.

ADDENDUM TO PROPERTY OPPORTUNITY NOTICE – March 14, 2025

Q: Would it be the intention to lease the daycare to a 3rd party operator? Or be operated by FSJ Association for Community Living? If so, could you please provide an assumption for revenue, if any.

A: The intention would be for the space to be leased to a 3rd party. FSJACL is in contact with YMCA BC and other providers. The Child Care space could be completed to lock up and then FSJACL would pursue provincial funding to finish the childcare space (up to 90% of capital costs) if a next round of funding opens. It would not align with initial occupancy and would likely follow within 12 months of completion of residential units. Funding information sheet has been added to the package. Leased space would range from \$20-\$25 per sqft. BC Builds requires the commercial space to have a DCR of 1.4. If proponents are assuming a childcare, they should also propose an alternate scenario for the commercial should childcare funding not be available.

Q: It is noted that the client is open to the inclusion of commercial space. What level of interest is there in this and would a proposal with commercial space be looked upon more favorably than one without?

A: The most important outcome is that of a sustainable project, FSJACL is interested in up to 7000sqft of commercial space to be included to lease to a government funded youth clinic known as Foundry that is in development to serve the City of FSJ. A lease rate of \$25 per sqft is the market rate for a new built commercial space.

Q: This question has been asked in different ways, but given the site's size and relatively low-density target, would there be an appetite to designate a "remainder land" for community use or future development?

A: Given the fact that we are assuming surface parking, the City didn't feel that there really would be excessive lands. If there is land that would not be needed to facilitate the minimum requirement for the development proposal, a proposal with additional units that increases the feasibility of the building and provides the best use of the land would be preferred.

Q: Is this going to be the determining factor for the rent comp rates? <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1/1/Canada> Will a local rent factor be considered if it was only newer rental units that are 10 years old or less.

A: Rents should be based on an assessment of the local market rents in Fort St John. The successful proponent will be required to undertake an appraisal as part of the funding and financing application process. For responses to the Property Opportunity Notice, proponents should use their local knowledge of rents and provide any justification for why the amounts being used are reasonable.

Q: The project will essentially not qualify for grants beyond \$2,000.00 per unit at the current rental rates. Will the project owners be able to proceed with minimal BC Builds grants?

A: We are looking for proponents to develop viable projects. Please see the BC Builds landowners page for how to calculate the per unit grant amount. www.bcbuildshomes.ca

Q: If grants are not going to be pushing the project towards a successful funding, will the project be cancelled?

A: Proponents are responsible for submitting an operating and capital budget for a viable project. If proceeding through the approvals process the grant amount per unit goes above the BC Builds program framework amount, the project would not be able to proceed.

Q: is it possible to get a copy of a survey or the subdivision plan in dwg format?

A: We do not have a DWG of the survey file. They would need to contact the surveyor directly.

Q: Would the City of FSJ waive DCC fees for the project given it's owned/operated by a non-profit?

A: The City has made significant contribution in providing the land with the expectation that DCCs will be paid. Further, I don't believe this project would meet the criteria for waiving under "not for profit housing" as "income of such persons falls beneath the low income cut off amounts published by Statistics Canada or otherwise determined...". We could talk about the 20% of units being identified as affordable and see if they meet the criteria but without knowing the rents, we can't make that assessment.

Q: As a non-profit, would the society be waived from property taxes?

A: Potentially, portions could be exempt. That would be a question for BC Assessment and whether or not the project meets their criteria for exemption. Property taxes should be budgeted for in proposals.

Q: Course of Construction Insurance by owners or by contractor?

A: Course of construction insurance is held by the owner. COC must be acquired through Marsh Insurance.

Q: Can the city provide a list of deposits that they will require and estimate the amounts that they will be...Paving, landscaping, stormwater, etc.

A: The current deposit amounts are as follows:

- Tree - \$800 each
- Shrub - \$150 each
- Grass - \$19/m²
- Fence - \$100/m
- Asphalt - \$86.11/m²
- Storm – 250mm diameter pipe - \$370/m
- Manhole - \$ 3500 each
- Catch Basin - \$3400 each
(Jennifer)

Q: Can the city provide a list of municipal fees that will be required? School acquisition charges etc etc

A: Development Cost Charges as per our bylaw; School Site Acquisition fees as per School District 60 Bylaw; Development Permit Fee; Building Permit Fee

Q: Currently the proforma does not work. With BC Builds grants we are short \$80,000 per unit, or \$2.51 million.

A: If the proforma is not working due to unit numbers then recommend trying to add more units or forgo the commercial space the priority is the fiscal sustainability of the project.

ADDENDUM TO PROPERTY OPPORTUNITY NOTICE – March 19, 2025

Q1: Further to the question that asked on Feb 18 regarding phasing and density, the answer only supported a minimum of 50 units as identified as the current needs of FSJACL, but did not address the other end of the spectrum. In this time of land scarcity, housing shortage and escalating construction cost, has BC Builds/ BC Housing/ FSJAC or the Planning Department at Fort St John considered maximizing the potential of available land to build up to 10 storeys and provide considerably more units?

A1: We are looking for proposals that maximize density on the site and provide cost effective construction. We rarely see structures over 6 stories here but the zoning does not preclude a taller building. Review of any proposal would be vetted through the Development Permit process.

The maximum height of 10 storeys and the lack of a density limit is not the limiting factor for units on this site. The limiting factor is Fort St. John's parking requirements. Council has expressed that they are not interested in reducing parking requirements at this time. The City will entertain variance applications for parking reductions where suitable justification can be provided. For a building of this nature we would also accept "shared use agreements" so that commercial parking can be accommodated in residential stalls during the day. The parking requirements for apartment buildings are:

- Bachelor – 1 space per dwelling unit
- 1 Bedroom – 1.25 space per dwelling unit
- 2+ Bedrooms – 1.5 space per dwelling unit
- Visitor Parking – 1 space per 7 dwelling units with a minimum of 1 space

Q2: Does the City have an overall housing goal that wish to achieve? They don't prescribe a FAR limit within the INS-1 zoning. Knowing the upper limit would help narrow down our parameters and ensure a more palatable response.

A2: Please see the City's Housing Needs Assessment [Housing | City of Fort St. John](#)

Q3: If there is no appetite from FSJAC to take on more housing units, have stakeholders considered subdivision, phasing or some form of land use agreement for future housing or others to develop? From a land use point of view, the 50-60 units of housing can be achieved on a much smaller footprint, which is more economical and protects the potential for the site for future development or for other operators to take on.

A3: Please see answers in previous Property Opportunity Notice Updates.

Q4: Please direct me to a link to the neighboring Senior's Housing's Development Permit drawings. I know that it was promised, but cannot find it.

A4: The original DP contained proprietary information. A redacted DP that should be able to be made publicly available and will provided as soon as possible as a future PON update.



City of Fort St. John
10631 100 Street | Fort St. John, BC | V1J 3Z5
(250) 787 8150 City Hall
(250) 787 8181 Facsimile

**Development Permit
DP2023-011**

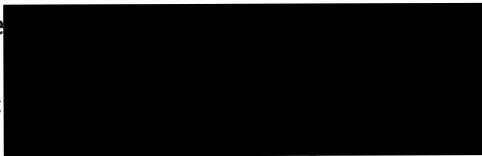


c/o VRS Communities Society

310 - 2006 West 10 Ave

Vancouver, BC V6J 2B3

Phone:



Email:

Address: 9636 100th Ave, Fort St. John, BC

1. This Development Permit is issued subject to compliance with all of the bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to, and only to, those lands within the City described below, and to any and all buildings, structures and other development thereon:

**Legal Description: LOT 1 SECTION 6 TOWNSHIP 84 RANGE 18 WEST OF THE 6TH MERIDIAN
PEACE RIVER DISTRICT PLAN PGP44511 EXCEPT PLAN EPP28543**

PID: 024-568-643

Owner: City of Fort St. John

3. Current Zoning: INS-1 Institutional Zone

4. Description of Proposed Development:

115 unit Seniors Housing Complex – 115 Studio, 1 and 2 bedroom suites with on-site amenities including underground parking, Bistro/Café, Dining Room & Lounge, Commercial Kitchen, Games Room, Craft Room and Fitness Centre, covered patio, fenced greenspace, concrete walkways, and fully landscaped grounds with vehicular access/egress onto 100th Ave and 101st Ave.

5. Conditions of Approval:

Form and character of this development is to be as depicted on the renderings and drawings submitted with the development permit application; see attached final approved stamped development permit drawings.

The abovementioned project may be subject to the approval of the City's Building Inspection Division for building permits and if applicable, plumbing permits. The applicant must comply with the permit conditions and the current edition of the British Columbia Building Code.

Landscaping will be limited to grassed areas on all municipal right of ways.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
7. If the Permittee does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.
8. Landscape securities in the amount of **\$134,987.00** will be collected at time of building permit issuance.
9. This Permit is not a Building Permit.

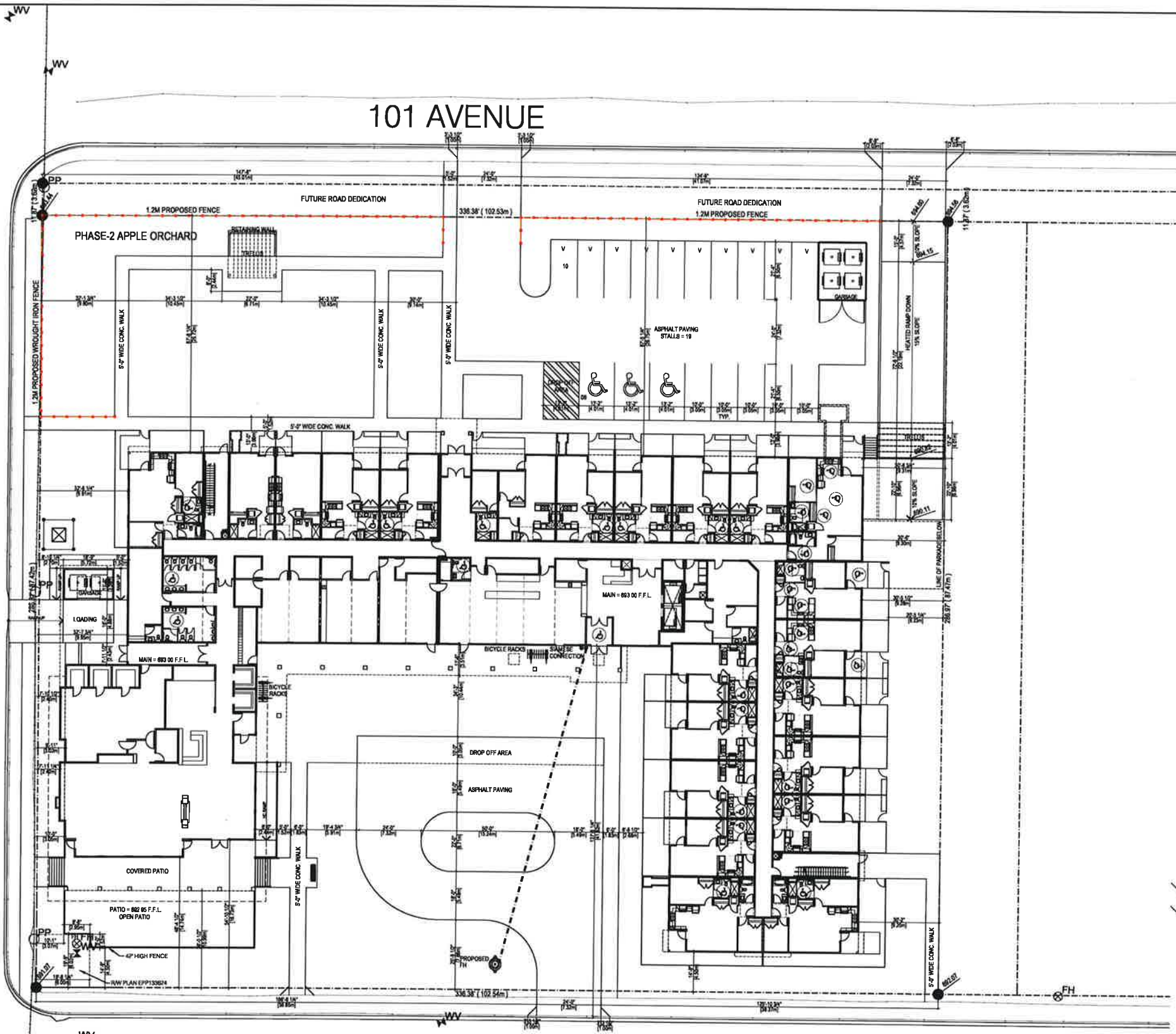
DP2023-011 ISSUED THIS 18 DAY OF DECEMBER, 2023



Director of Planning & Engineering

98 STREET

101 AVENUE



1
A1.0
OVERALL SITE PLAN
1" = 20'.0"

ADDRESS

9710 100 AVENUE
FORT ST. JOHN, B.C.

LEGAL DESCRIPTION

LOT-1
PLAN - PGP 44511 EXCEPT PLAN EPP 28543

SITE AREA

TOTAL AREA: 96,468 S.F. = 8,962m² = 2.21 ACRES = 897ha

ZONING INS-1 AND MAJOR CORRIDOR DEVELOPMENT

PROJECT # DP2023-011

- STUDIO -A = 08 (525 S.F.) = 48.77m²
- 1 BEDROOM -B = 72(645 S.F.) = 59.92m²
- 1 BEDROOM -B1 = 08 (645 S.F.) = 59.92m² HC
- 1 BEDROOM -B2 = 07 (645 S.F.) = 59.92m²
- 2 BEDROOM -B3 = 01 (897 S.F.) = 83.33m²
- 2 BEDROOM -C = 05 (900 S.F.) = 83.61m²
- 2 BEDROOM -C1 = 04 (1,032 S.F.) = 95.87m² HC
- 2 BEDROOM -C2 = 02 (983 S.F.) = 91.32m²
- 2 BEDROOM -C3 = 04 (999 S.F.) = 92.81m²
- 2 BEDROOM -C4 = 04 (916 S.F.) = 85.10m²

TOTAL = 115

ALL UNITS NOT NOTED AS HANDICAP ARE DESIGNED TO MEET AND EXCEED UNIVERSAL DESIGN GUIDELINES.

BUILDING AREA

- MAIN FLOOR = 31,422 S.F. (2,908.42m²)
- SECOND FLOOR = 25,842 S.F. (2,398.29m²)
- THIRD FLOOR = 25,842 S.F. (2,398.29m²)
- FOURTH FLOOR = 25,765 S.F. (2,390.76m²)

TOTAL = 108,871 S.F. (10,114.44m²)

PARKADE = 34,583 S.F. (3,212.86m²)

AMENITY AREA PROVIDED

AMENITY AREA PROVIDED = 9,687 S.F. (900m²)
(BISTRO, MEETING ROOM, CRAFT ROOM, FITNESS ROOM AND CLUB HOUSE)

SITE COVERAGE

- MAIN FLOOR = 36,982 S.F. = 33.97%
- SITE AREA = 108,857 S.F.

F.A.R.

- BUILDING AREA = 108,871 S.F. = 1.01
- SITE AREA = 108,857 S.F.

PARKING

PARKING REQUIRED

- 116 UNITS x 1.0 = 116.00
- VISITOR = 116/7 = 16.57

TOTAL REQUIRED = 132.57

PARKING PROVIDED

- SURFACE PARKING = 19
- U/GROUND/ PARKING = 75

TOTAL PROVIDED = 94

AVG. GRADE

693.14+694.56+692.07+691.07 = 2770.84/4 = 692.71

LEGEND

- EXISTING GRADE(m)
- NEW GRADE(m)
- FIRE HYDRANT

DEVELOPMENT PERMIT APPROVED

HARDSURFACE AREAS

ALL ROADS AND PARKING AREAS ARE ASPHALT PAVING

CIT [Redacted] HN



architects inc.
9834-105 Street
Edmonton, AB T5K 1A6
Office: (780) 423-3424

Seal:

November 27 2023

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Client:

Notes:

THE HARLEQUIN

City Posses Number:

Project Address:
9710 100 AVENUE
FORT ST. JOHN, BC

Issued:
01 - 10/13/23 - ISSUED FOR DP

Project No. Version:
EG1352A V1

Date
11/21/2023

Drawing Title

OVERALL SITE PLAN

Drawing No.

A1.0



November 27 2023

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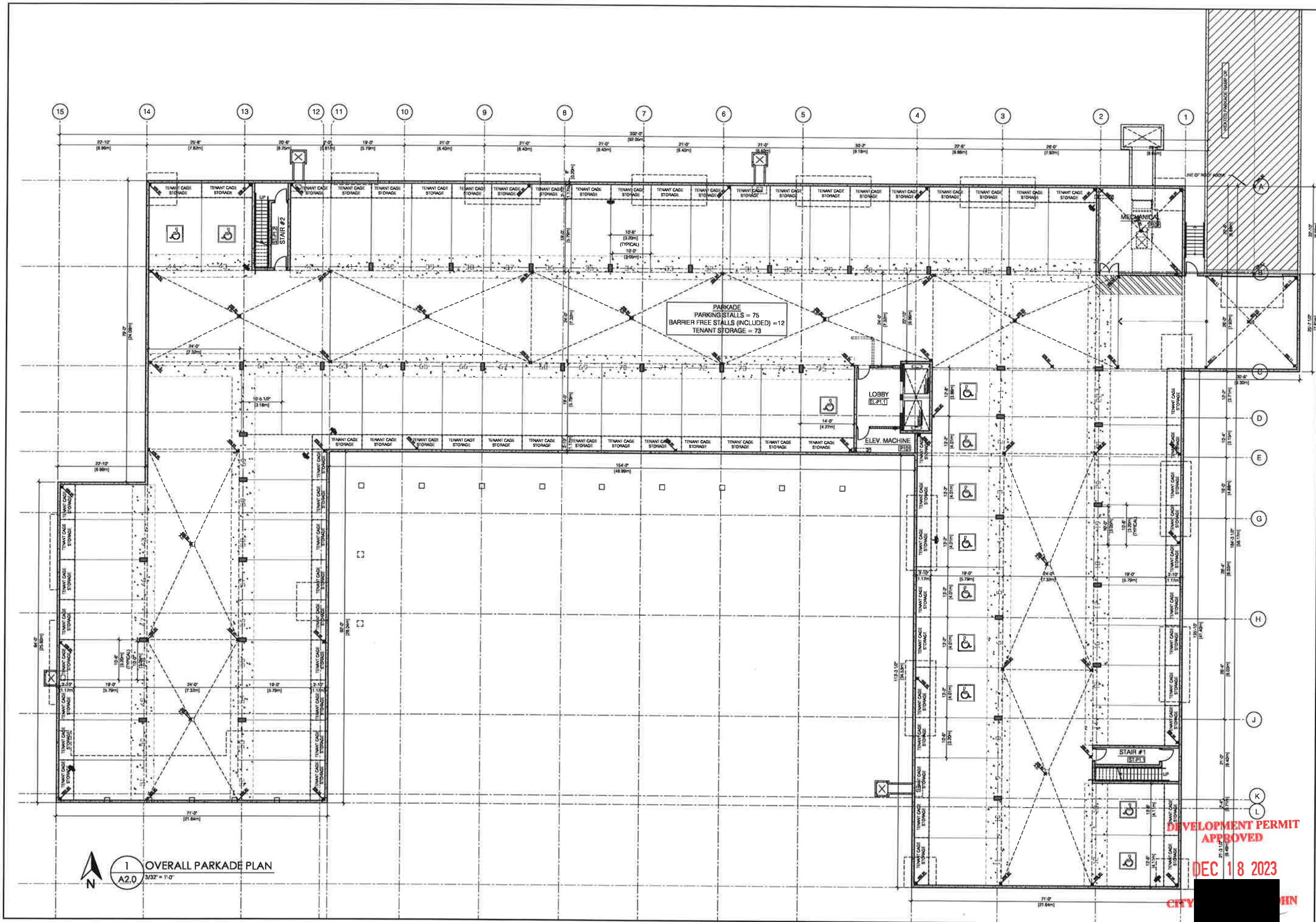
Project No. Version:
EG1352A V1

Date
11/21/2023

Drawing Title
OVERALL PARKADE PLAN

Drawing No.

A2.0



1 OVERALL PARKADE PLAN
A2.0 3/32" = 1'-0"

DEVELOPMENT PERMIT
APPROVED
DEC 18 2023

CITY OF EDMONTON



architects inc.
9834-105 Street
Edmonton, AB T5K 1A6
Office: (780) 423-3424

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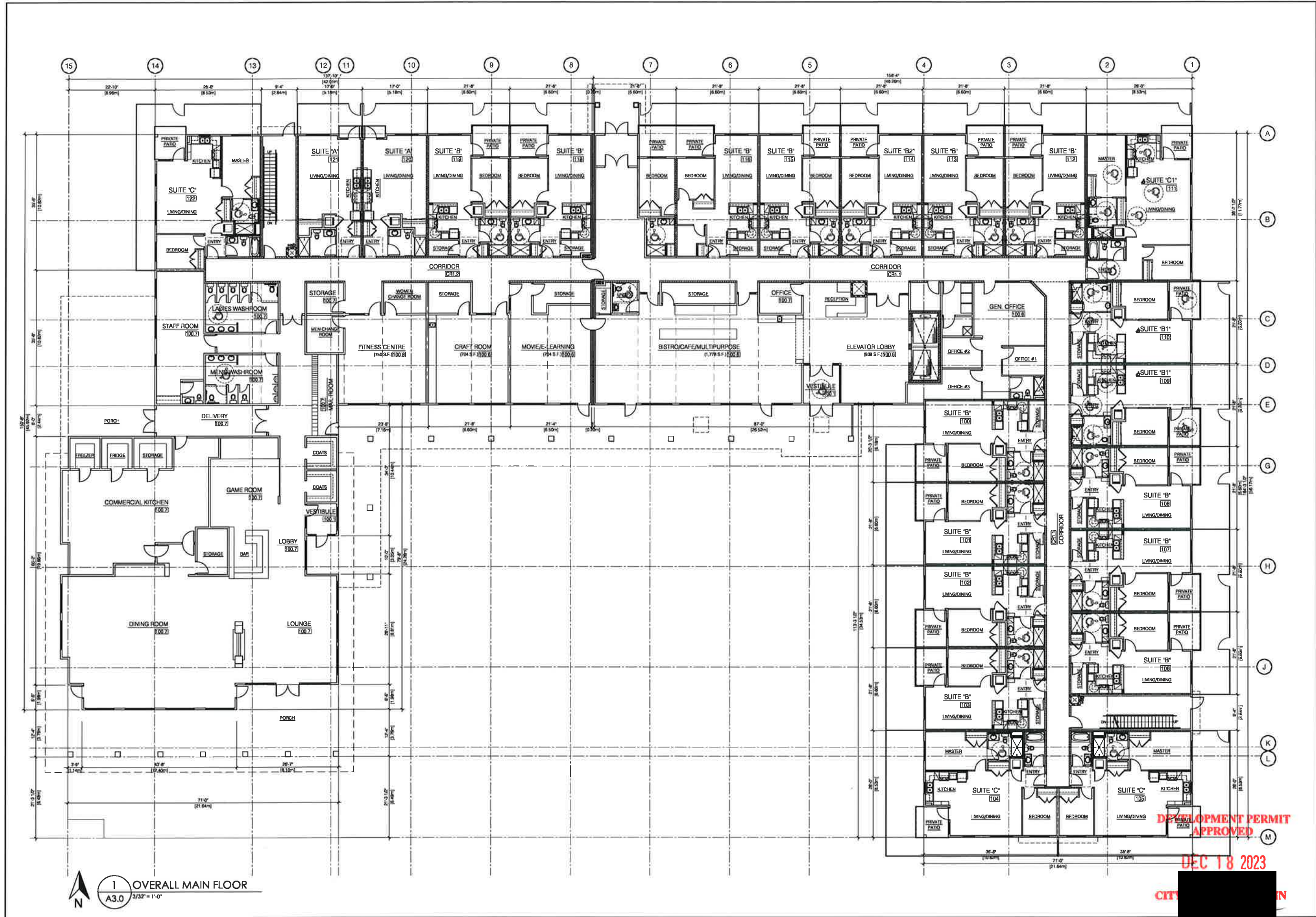
Project No. Version:
EG1352A V1

Date
11/21/2023

Drawing Title
OVERALL MAIN FLOOR

Drawing No.

A3.0



1 OVERALL MAIN FLOOR
A3.0 3/32" = 1'-0"

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DEC 18 2023

CITY OF EDMONTON

Seal:



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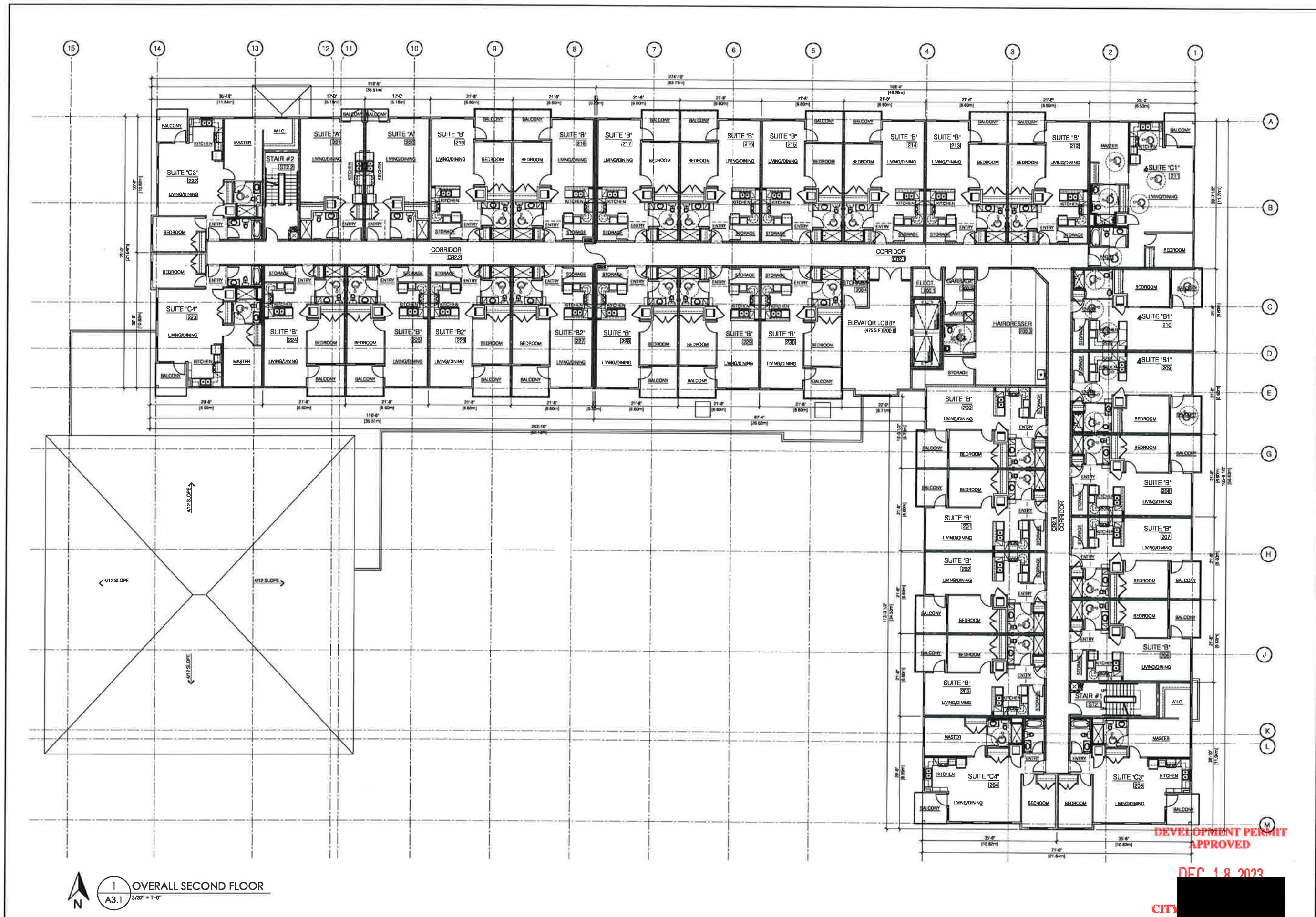
Project No. Version:
EG1352A V1

Date:
11/21/2023

Drawing Title:
OVERALL SECOND FLOOR

Drawing No.:

A3.1



1 OVERALL SECOND FLOOR
A3.1 3/32" = 1'-0"

DEVELOPMENT PERMIT APPROVED

DEC 1 8 2023

CITY

Seal:



November 27 2023

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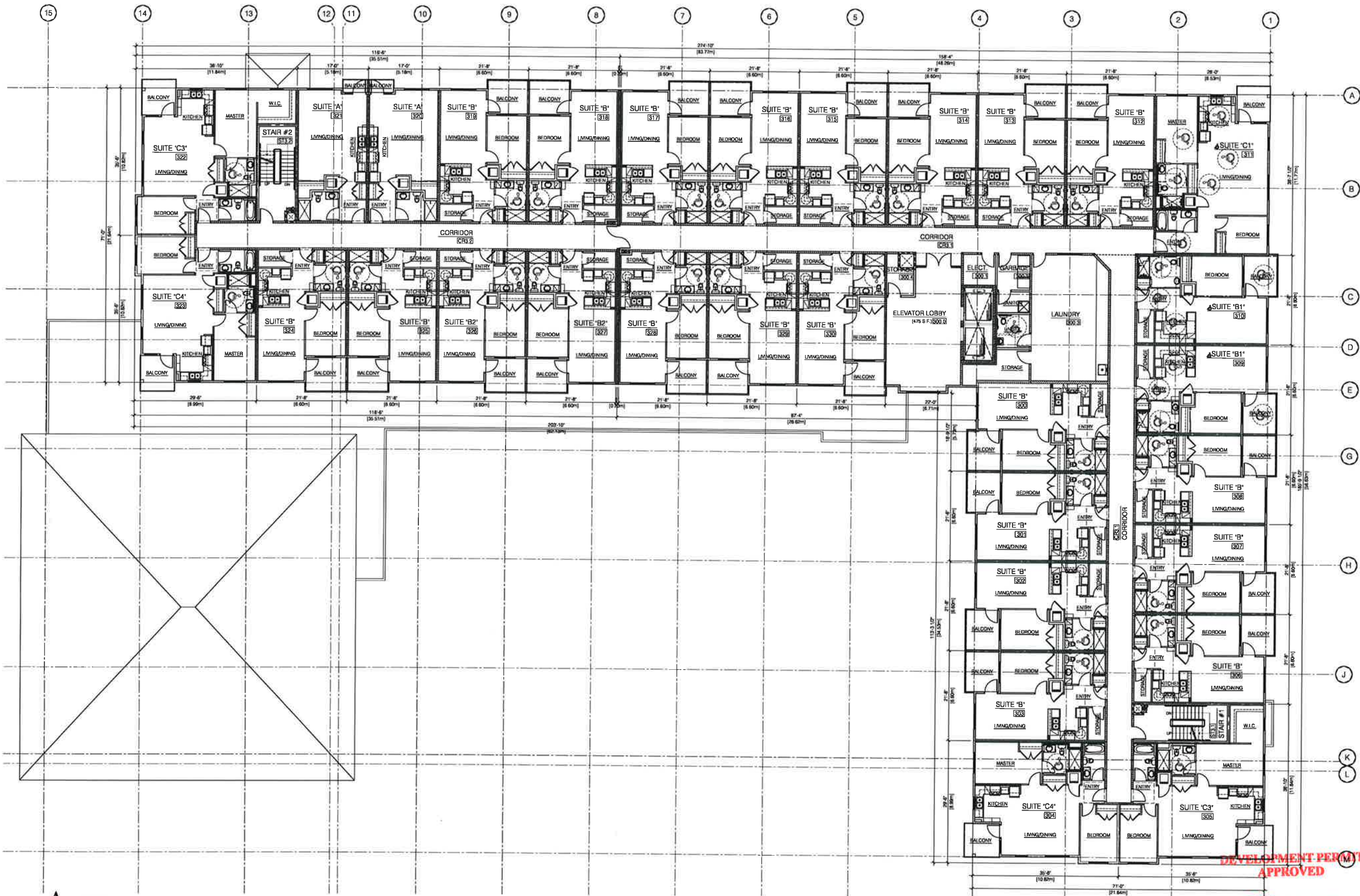
Project No. Version:
EG1352A V1

Date:
11/21/2023

Drawing Title:
OVERALL THIRD FLOOR

Drawing No.

A3.2



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1 OVERALL THIRD FLOOR
A3.2 3/32" = 1'-0"



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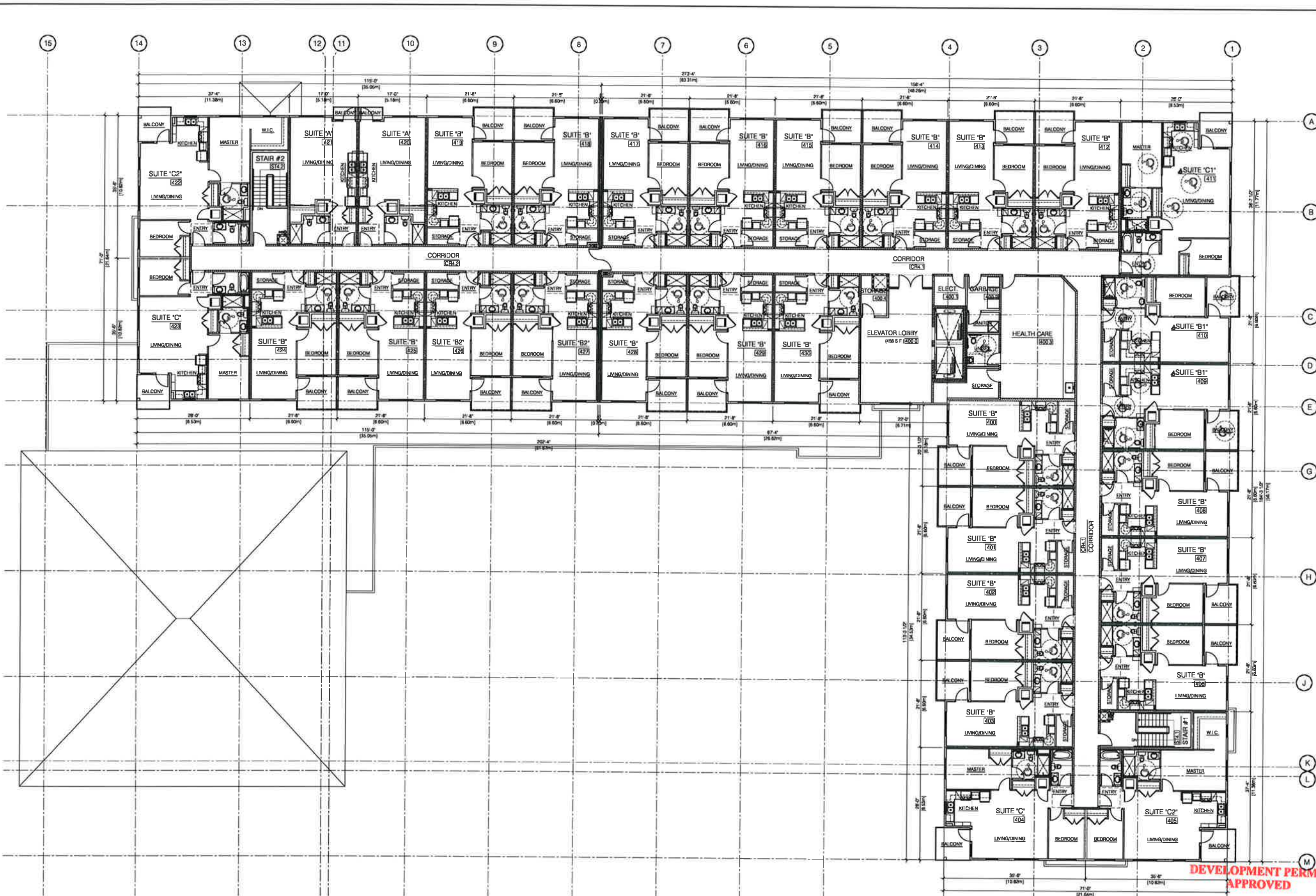
Project No. Version:
EG1352A V1

Date
11/21/2023

Drawing Title
OVERALL FOURTH FLOOR

Drawing No.

A3.3



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CIT

1 OVERALL FOURTH FLOOR
A3.3 3/32" = 1'-0"

Seal:



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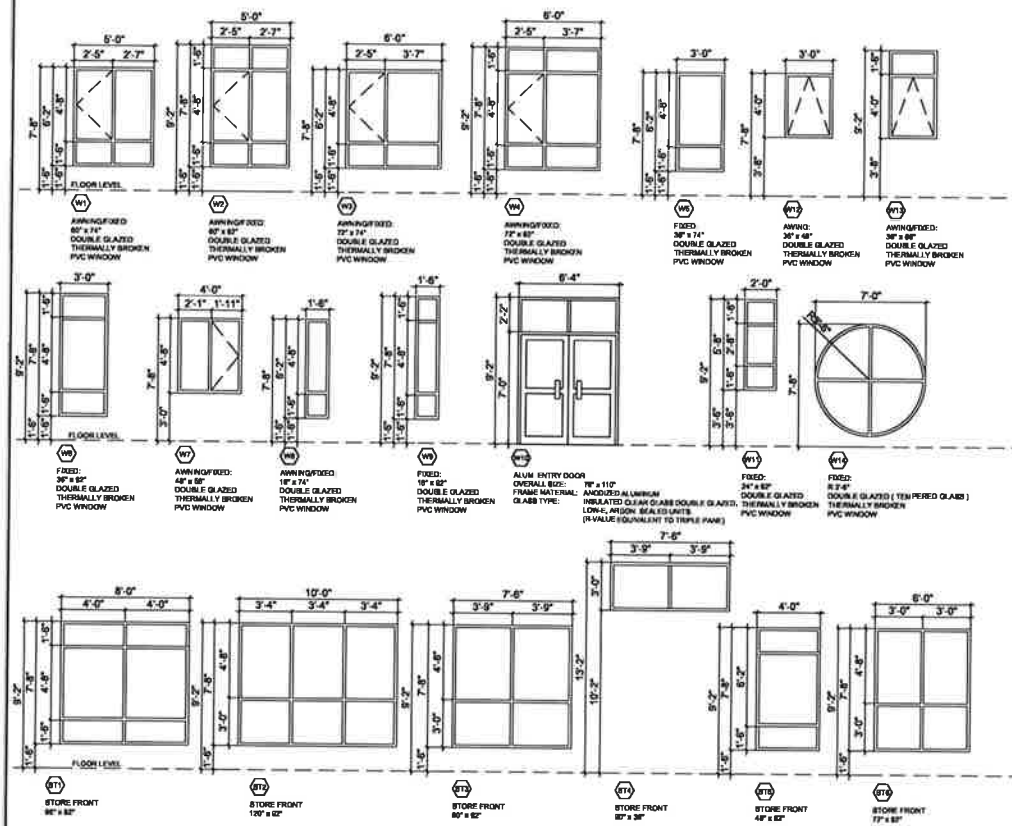
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Client:

Notes:

WINDOW TYPES (SCALE 3/16"=1'-0"

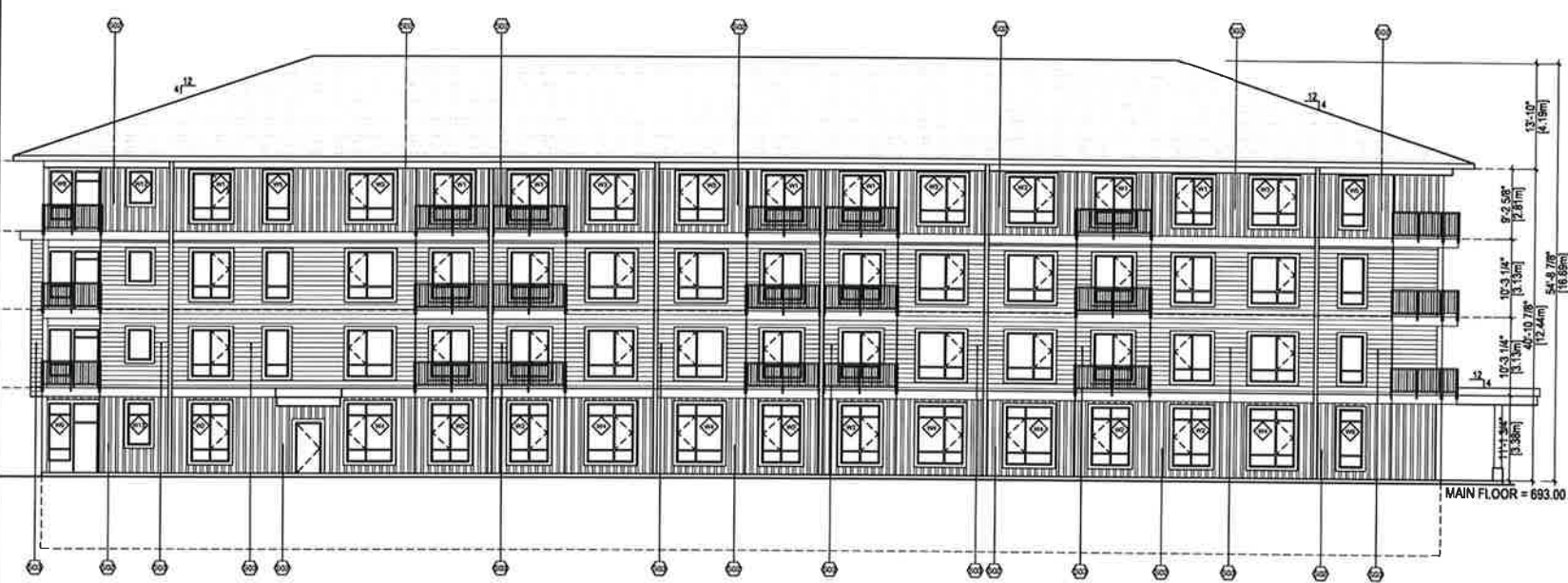


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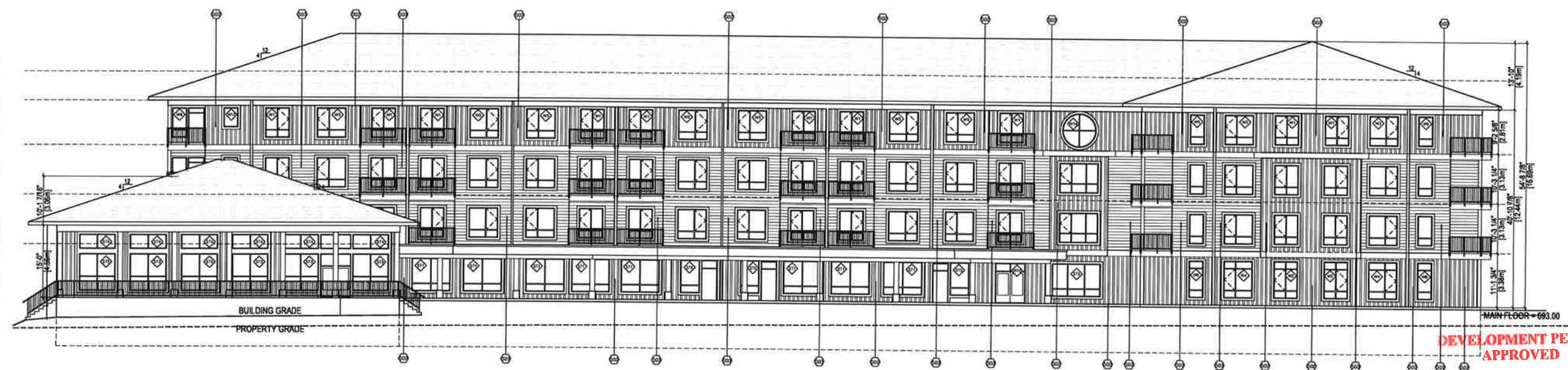
EXTERIOR FINISH SCHEDULE

002	JAMES HARDIE BOARD AND BATTEN (VERTICAL) - ARCTIC WHITE
003	JAMES HARDIE LAP SIDING - TIMBER BARK
	ROOF - IKO CHARCOAL GREY

RAIN WATER LEADERS-BLACK TO MATCH ALUMINUM RAILING AND WINDOWS
METAL TRIM, SOFFIT & RAINGOODS - BLACK PREFINISHED ALUMINUM
RAILINGS - BLACK ALUMINUM RAILING
WINDOWS - BLACK VINYL, DOUBLE INSULATED GLAZING
METAL EXIT DOORS- PAINT MATCH WALL COLOR
SEE A-- FOR FULL DOOR SCHEDULE AND DETAILS



1 EAST ELEVATION
A4.0 3/32"=1'-0"



2 SOUTH ELEVATION
A4.0 3/32"=1'-0"

DEVELOPMENT PERMIT APPROVED

DEC 18 2023

CITY

THE HARLEQUIN

City Posses Number:

Project Address:
9710 100 AVENUE
FORT ST. JOHN, BC

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Project No. Version:
EG1352A V1

Date
11/21/2023

Drawing Title

ELEVATIONS

Drawing No.

A4.0

Seal:

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Client:

Notes:

THE HARLEQUIN

City Pass Number:

Project Address:
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FORT ST. JOHN, BC

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Project No. Version:
EG1352A V1

Date:
11/21/2023

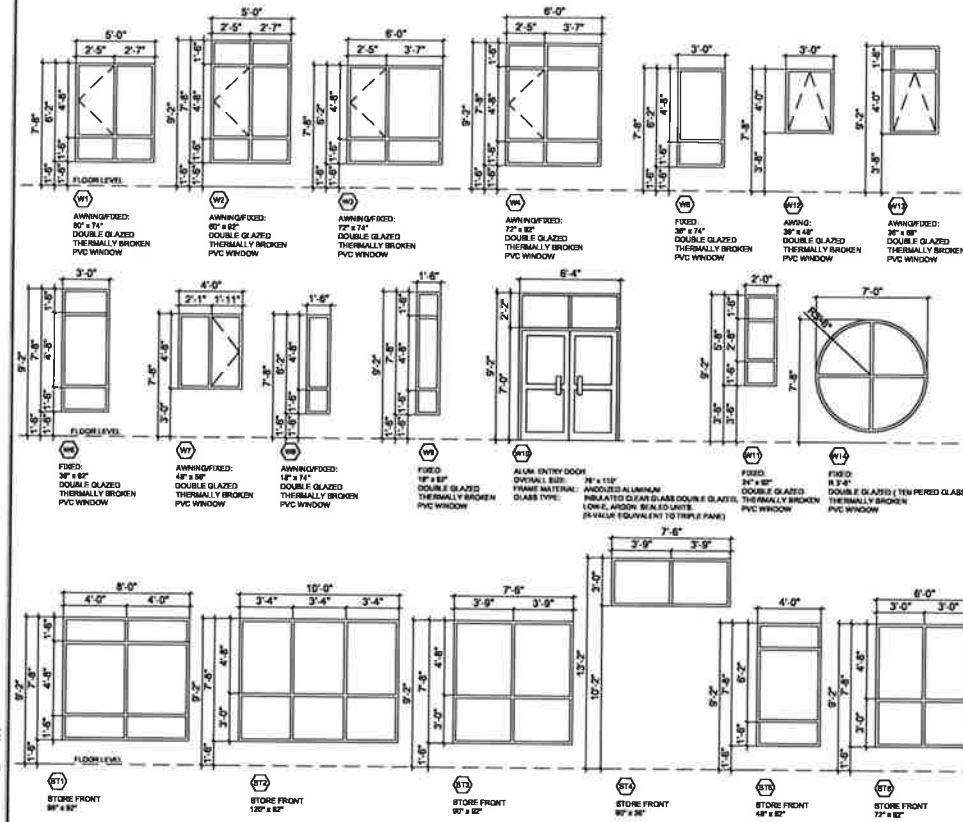
Drawing Title

ELEVATIONS

Drawing No.

A4.1

WINDOW TYPES (SCALE 3/16"=1'-0")

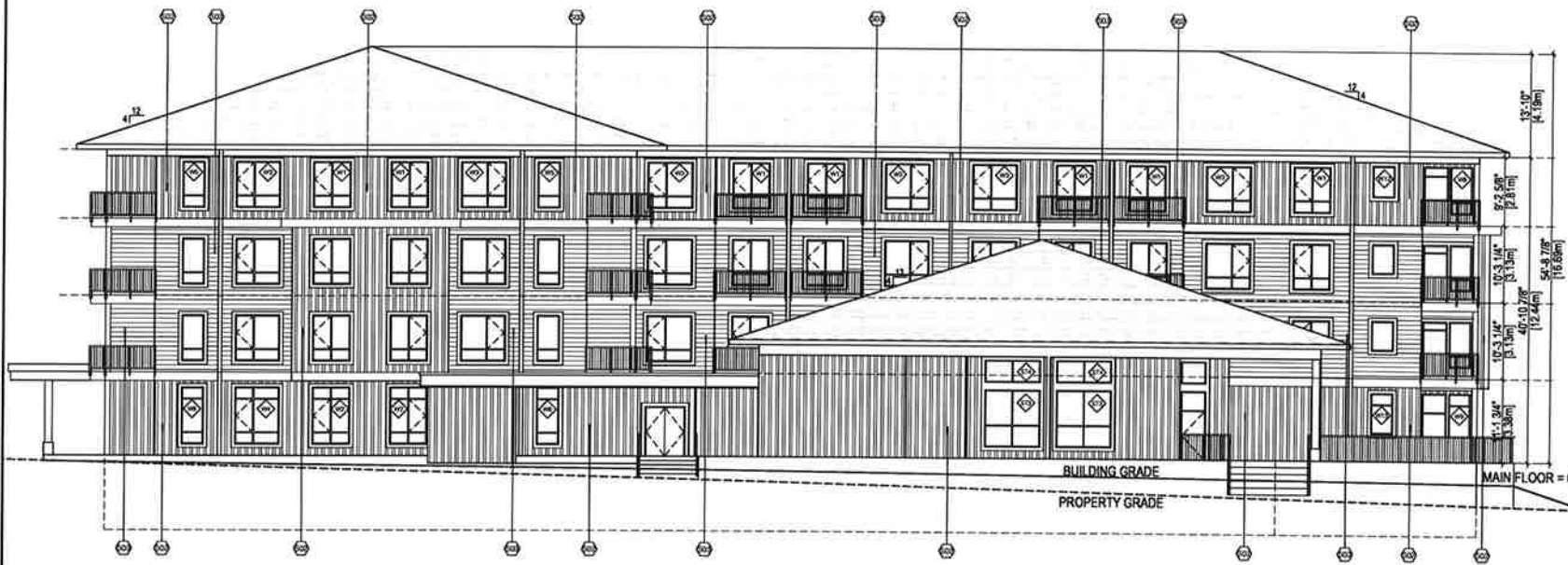


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EXTERIOR FINISH SCHEDULE

502	JAMES HARDIE BOARD AND BATTEN (VERTICAL) - ARCTIC WHITE
503	JAMES HARDIE LAP SIDING - TIMBER BARK
	ROOF - IKO CHARCOAL GREY

RAIN WATER LEADERS-BLACK TO MATCH ALUMINUM RAILING AND WINDOWS
METAL TRIM, SOFFIT & RAINGOODS - BLACK PREFINISHED ALUMINUM
RAILINGS - BLACK ALUMINUM RAILING
WINDOWS - BLACK VINYL, DOUBLE INSULATED GLAZING
METAL EXIT DOORS-PAINT MATCH WALL COLOR
SEE A- FOR FULL DOOR SCHEDULE AND DETAILS



1 WEST ELEVATION
A4.1 3/32=1'-0"



2 NORTH ELEVATION
A4.1 3/32=1'-0"

DEVELOPMENT PERMIT
APPROVED

DEC 18 2023

CITY

Seal:

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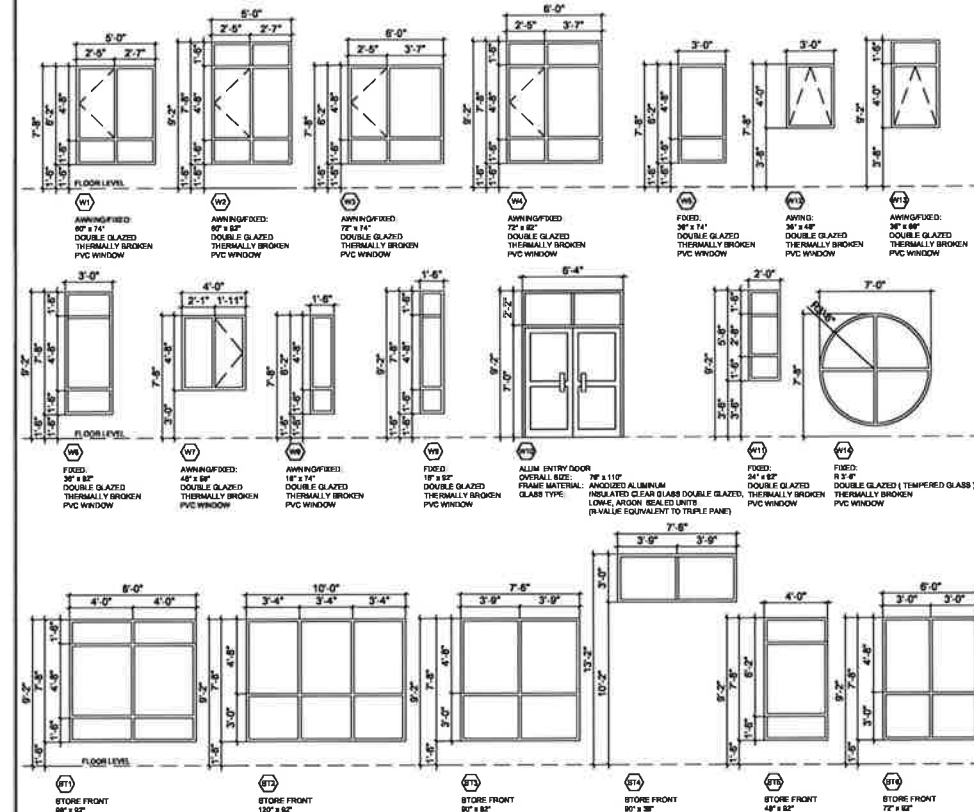
Client:

Notes:



1 EAST ELEVATION
A4.0 3/32"=1'-0"

WINDOW TYPES (SCALE 3/16"=1'-0"



(ALL WINDOWS ARE CONSIDERED TO BE GUARDS AND MUST COMPLY BCBC 2018)

EXTERIOR FINISH SCHEDULE

§02	JAMES HARDIE BOARD AND BATTEN (VERTICAL) - ARCTIC WHITE
§03	JAMES HARDIE LAP SIDING - TIMBER BARK
	ROOF - IKO CHARCOAL GREY

RAIN WATER LEADERS-BLACK TO MATCH ALUMINUM RAILING AND WINDOWS
METAL TRIM, SOFFIT & RAINGOODS - BLACK PREFINISHED ALUMINUM
RAILINGS - BLACK ALUMINUM RAILING
WINDOWS - BLACK VINYL, DOUBLE INSULATED GLAZING
METAL EXIT DOORS- PAINT MATCH WALL COLOR
SEE A- FOR FULL DOOR SCHEDULE AND DETAILS



2 SOUTH ELEVATION
A4.0 3/32"=1'-0"

VRS INDEPENDENT LIVING

City Poss Number:

Project Address:
100 AVENUE 98 STREET
FORT ST. JOHN, BC

ISSUED:
01-10/13/23-ISSUED FOR DP

Project No. Version:
EG1352A V1

Date
10/14/2023

Drawing Title

ELEVATIONS

Drawing No.

A4.0



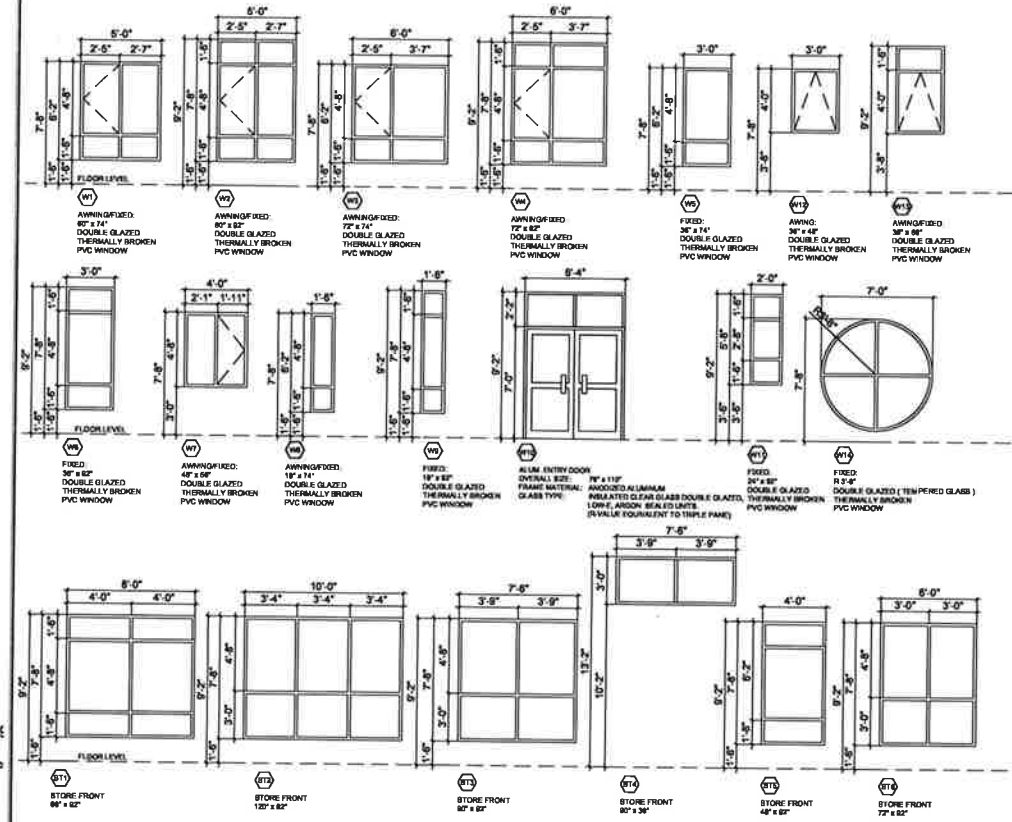
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Client:

Notes:

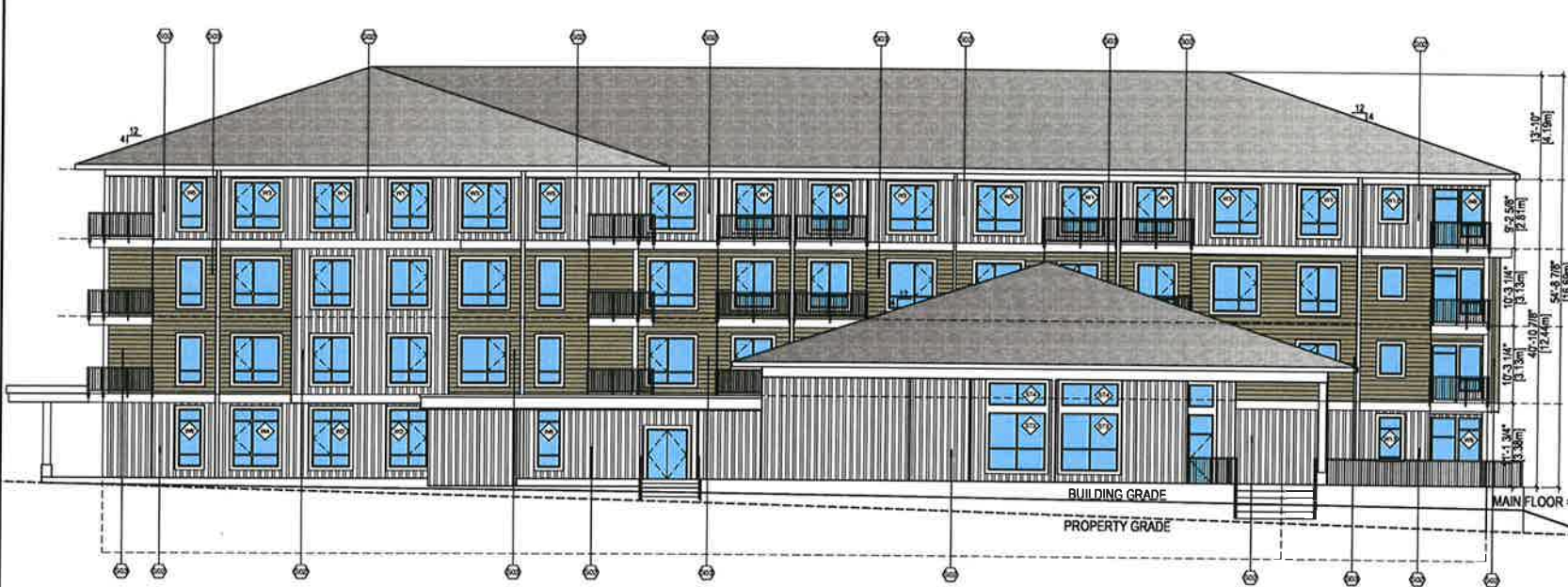
WINDOW TYPES (SCALE 3/16"=1'-0")



(ALL WINDOWS ARE CONSIDERED TO BE GUARDS AND MUST COMPLY BCBC 2018)

EXTERIOR FINISH SCHEDULE	
502	JAMES HARDIE BOARD AND BATTEN (VERTICAL) - ARCTIC WHITE
503	JAMES HARDIE LAP SIDING - TIMBER BARK
ROOF - IKO CHARCOAL GREY	

RAIN WATER LEADERS-BLACK TO MATCH ALUMINUM RAILING AND WINDOWS
 METAL TRIM, SOFFIT & RAINGOODS - BLACK PREFINISHED ALUMINUM
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 SEE A- FOR FULL DOOR SCHEDULE AND DETAILS



1 WEST ELEVATION
A4.1 3/32"=1'-0"



2 NORTH ELEVATION
A4.1 3/32"=1'-0"

DEVELOPMENT PERMIT APPROVED

DEC 16 2023

VRS INDEPENDENT LIVING

Project Address:
100 AVENUE 98 STREET
FORT ST. JOHN, BC

City Phase Number:

Issued:
01-10/13/23-ISSUED FOR DP

Project No. EG1352A
Version: V1

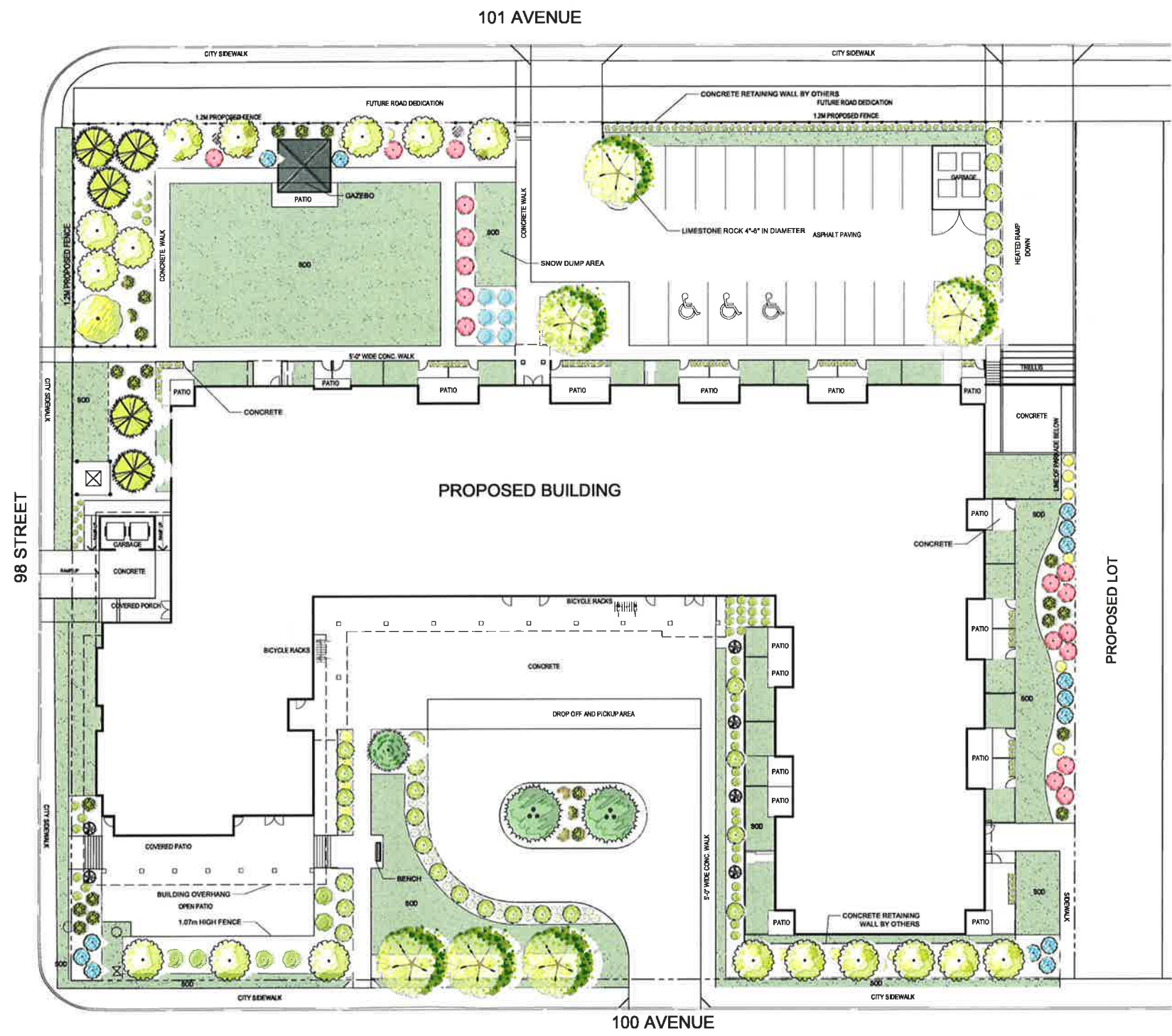
Date:
10/14/2023

Drawing Title

ELEVATIONS

Drawing No.

A4.1



PLANT LIST

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
	PF	14	BLUE COLUMNAR SPRUCE	PICEA PUNGENS 'FASTIGIATA'	2.5M HT.	B&B
	BE	6	BRANDON ELM	ULMUS AMERICANA 'BRANDON'	50MM CAL.	B&B
	MD	17	GLADIATOR CRABAPPLE	MALUS X ADSTRINGENS 'DURLEO' TM	50MM CAL.	B&B
	MX	28	GREEN WALL® CRABAPPLE	MALUS X 'JEFWALL'	50MM CAL.	B&B
	MH	1	HONEYCRISP APPLE	MALUS X DOMESTICA 'HONEYCRISP'	50MM CAL.	POTTED
	SR	17	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	50MM CAL.	B&B
	QG	6	REGAL PRINCE COLUMNAR OAK	QUERCUS X 'REGAL PRINCE'	50MM CAL.	B&B
	PC2	1	SWISS STONE PINE	PINUS CEMBRA	2.5M HT.	B&B
	LL	5	TAMARACK	LARIX LARICINA	2.5 M HT.	B&B
	PG2	2	WHITE SPRUCE	PICEA GLAUCA	2.5 M HT.	B&B
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
	Lb	3	BERRY BLUE HONEYBERRY	LONICERA CAERULEA 'BERRY BLUE'	305MM HT.	POTTED
	Lb2	4	BLUE BELLE HONEYBERRY	LONICERA CAERULEA 'BLUE BELLE'	305MM HT.	POTTED
	Jc	6	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET' TM	610 MM SP.	POTTED
	Sm2	26	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	450MM HT.	POTTED
	St	40	GLOW GIRL SPIREA	SPIRAEA BETULIFOLIA 'TOR GOLD'	450MM HT.	POTTED
	Pg	12	GOLDEN NUGGET NINEBARK	PHYSOCARPUS OPUL 'GOLDEN NUGGET'	450 MM HT.	POTTED
	Hi	34	LITTLE QUICK FIRE HYDRANGEA	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	450 MM HT.	POTTED
	Jt	6	NEW BLUE TAMARIX JUNIPER	JUNIPERUS SABINA 'TAM. NEW BLUE'	610 MM SP.	POTTED
	Hq	46	QUICK FIRE HYDRANGEA	HYDRANGEA PANICULATA 'QUICK FIRE'	610 MM HT.	POTTED
	sm	6	SUMMER WINE NINEBARK	PHYSOCARPUS OPUL 'SUMMER WINE'	610 MM HT.	POTTED
	Al	6	THIESSEN SASKATOON	AMELANCHIER ALNIFOLIA 'THIESSEN'	450 MM HT.	POTTED
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
	og	112	OVERDAM FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	450 MM HT.	CONTAINER

DEVELOPMENT PERMIT APPROVED

DEC 18 2023



NO.	ISSUE	BY	DATE	APPRO.	NO.	REVISIONS	BY	DATE	APPRO.
1	ADJUSTMENTS FOR CITY COMMENTS	KLB	1/18/23	DEW	1				

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CLIENT
VRS COMMUNITIES

DRAWING SCALE: **1:250 Metric**

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DRAWN	DATE
KLB	NOV 30, 2023
DESIGNED	DATE
DEW	NOV 30, 2023
CHECKED	DATE
DEW	NOV 30, 2023
ISSUED FOR DEVELOPMENT PERMIT	DATE
ISSUED FOR CONSTRUCTION	DATE

PROJECT
THE HARLEQUIN
FORT ST. JOHN BC.

DRAWING
LANDSCAPE PLAN

DPL-1



PROPOSED BENCH




PROPOSED TRASH RECEPTACLE



PROPOSED FENCE

**DEVELOPMENT PERMIT
APPROVED**

DEC. 18 2023

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ADDENDUM TO PROPERTY OPPORTUNITY NOTICE – April 15, 2025

Q: In addition to the BC Builds worksheet, are we able to submit our own working paper to show how we are hitting all the key metrics required for the project along with explanations.

A: Yes.